



TOWN OF HARRISON

20 Front Street, PO Box 300, Harrison ME 04040

March 28, 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

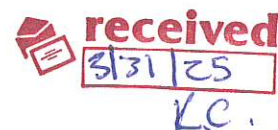
Enclosed please find a copy of similar properties with 2 dwelling units' quarters/garages or separate cottages with the same land factor (1.25) as 13-0055 to be used for the Markovich hearing on April 23 at 5:30 PM.

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

Thank you

Town of Harrison

Cc: Makovich – 475 Cape Monday Road



MAKOVICH, LAWRENCE J
MAKOVICH, AILEEN M
B22679P324
Maplot: 13-0055
475 CAPE MONDAY ROAD

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	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. Paved	4. Proposed	7.					
2. Semi Imp	5.	8.					
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.					

Land Data				Influence Codes			
Front Foot	Type	Effective	Influence	Factor	Code		
11. Regular Lot							1. Unimproved
12. Delta Triangle							2. Excess Ftg
13. Nablo 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-Strw
							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
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+							
Total Acreage				0.48			

Inspection Witnessed By:

X

No./Date	Description	Date	Insp.
	Harrison Spares Subdivision		
	Lots 31 & 32		

Notes:
25-ADD BE + replace exp + Fndk

Harrison

Location

Map Lot Brown/white

Building Style	5. Garrison	9. Colonial	SF Bmt Living	Fin Bmt Grade	Layout	4. 7.
2. Ranch	6. Split	10. Gambrel	OPEN-5-CUSTOMIZE	Heat Type	2. Inadeq	5. 8.
3. R Ranch	7. Contemp	11. Cottage	5. FWA	9. None 1.0	3. Horrid	9.
8. Saltbox	12. Other		2. HWCI	3. H Pump	Attic	
Dwelling Units			1. HWB/Ra	4. Steam	1.1/4	4. Full Fin
Other Units	4.1.5	7.	2. HWCI	4. W&C Air	2.1/2 Fin	5. F/Stair
Stories	5.1.75	8.	3. H Pump	5.	3.3/4 Fin	6.1/2 UnFi
1.1	6.2.5	9.	Cool Type	6.	Insulation	9. None
2.2			1. Refrig	7.	1. Full	4. Minimal
3.3			2. Evapor	8.	2. Heavy	5.
Exterior Walls			3. H Pump	9.	3. Capped	6.
1. Wood Sht	5. Stucco	9. Masonite	Kitchen Style		Unfinished %	
2. Vn/Al	6. Brick/St	10. Clapboa	1. Modern	4. Obsolete	Grade & Factor	4.11.0
3. T111/Dro	7. Cement P	11. BB B	2. Typical	5.	1. E Grade	7. AA
4. Asbestos	8. Log Sidi	12. Vertica	3. Old Type	6.	2. D Grade	8. AA+10
Roof Surface	4. Composite	7. Rubber	Bath(s) Style	4. Obsolete	3. C Grade	6. A+10
1. Asphalt	5. Wood	8. Other	1. Modern	5.	9. Same	
2. Slate	6. Rolled	9.	2. Typical	6.	SQFT (Footprint)	4.80
3. Metal			3. Old Type		Condition	
SF Masonry Trim			# Rooms	6.	1. Poor	4. Avg
OPEN-3-CUSTOM			# Bedrooms	3	2. Fair	7. V G
OPEN-4-CUSTOM			# Full Baths	2	3. Avg	8. Exc
Year Built	1963		# Half Baths	0	Phys. % Good	9. Same
Year Remodeled	1992		# Addn Fixtures	0	Functional Code	
Foundation			# Fireplaces	1	1. Incomp	4. Bmt
4. Wood	7.				2. O-Built	5.
5. Slab	8.				3. Heat	6.
6. Piers	9.				Econ. % Good	100
Basement					Economic Code	
1.1/4 Bmt	7. Piers				0. None	9. None
2.1/2 Bmt	8.				1. Location	5.
3.3/4 Bmt	9. No Basem				2. Enroach	6.
Bmt Gar # Cars					Entrance Code	0
1.1/4 Bmt	4.				1. Interior	4. Vacant
2. Damp	5.				2. Refusal	5. Estimate
3. Wet	6.				3. Informd	6.
					Information Code	0
					1. Owner	4. Agent
					2. Relative	5. Estimate
					3. Tenant	6. Other



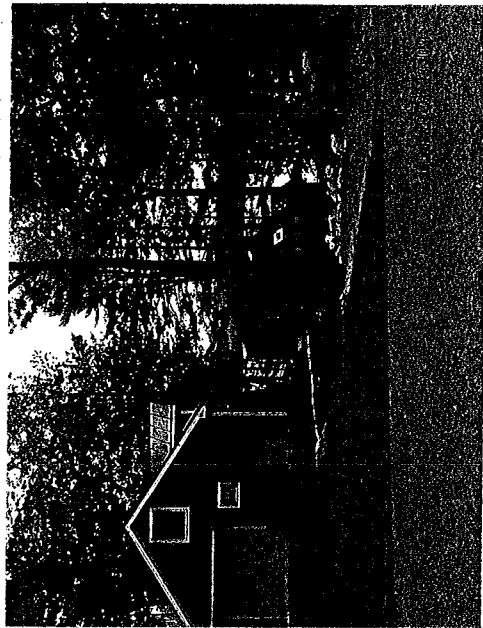
TRIO Software
A Division of Harris Computer Systems

Date Inspected 7/28/73

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
607	2024	66	4100	4	%	100 %	2.Two Story Fram
21	2024	18	4100	4	%	100 %	3.Three Story Fr
1		408	4145	5	%	100 %	4.1 & 1/2 Story
4b	2024	45	4100	4	%	100 %	5.1 & 3/4 Story
22		190	4140	5	%	100 %	6.2 & 1/2 Story
607e share 12x16	1971?	192	3100	4	%	80 %	21.Open Frame Por
90	2018	1	3100	4	%	100 %	22.End Frame Por
81	26x28	728	4130	5	%	100 %	23.Frame Garage
83	2021	3	4100	5	%	100 %	24.Frame Shed
97 Heat Pump	2021	1	3100	5	%	100 %	25.Frame Bay Wind
					%	100 %	26.15Fr Overhang
					%	100 %	27.Unfin Basement
					%	100 %	28.Unfinished Att
					%	100 %	29.Finished Attic



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

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	276,696
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	193,687	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2024	66	B 100	3,250	Avq	97%	100%	100%	3,152
Open Frame Porch	2024	18	B 100	5,777	Avq	97%	100%	100%	5,604
One Story Frame	1963	408	B 145	76,603	Avq+	70%	100%	100%	53,622
Basement Entry	2024	45	B 100	5,580	Avq	97%	100%	100%	5,413
Encl Frame Porch	1963	190	B 140	26,097	Avq+	70%	100%	100%	18,268
Wood Deck	1971	192	C 100	4,687	Avq	69%	80%	100%	2,587
Generator	2018	1	C 100	8,025	Avq	94%	100%	100%	7,544
Fin 1st/Gar	1999	728	B 130	162,886	Avq+	86%	100%	100%	140,082
Plumbing Fixtures	2021	3	B 100	8,224	Avq+	96%	100%	100%	7,895
Heat Pump	2021	1	C 100	5,350	Avq+	96%	100%	100%	5,136
Outbuilding Total									249,303

Acpt 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

Neighborhood	3
Tree Growth Year	
Front Foot	
Depth	
Zone/Land Use	11
Secondary Zone	
Topography	
1. Level	4. Below St
2. Rolling	5. Low
3. Above St	6. Swampy
Utilities	
1. Public	7. Cesspool
2. Water	8. Shared
3. Sewer	9. None
Street	
1. Paved	4. Proposed
2. Semi Imp	5.
3. Gravel	6.
	7.
	8.
	9. None

Assessment Record

[illegible]

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%	1.Unimproved	
12.Delta Triangle				%	2.Excess Frtg	
13.Nabla Triangle				%	3.Topography	
14.Rear Land				%	4.Size/Shape	
15.Miscellaneous				%	5.Access	
				%	6.Restriction	
				%	7.Open Space	
				%	8.Working Waterf	
				%	9.Conservation E	
Square Foot		Square Feet			Acres	
16.Regular Lot				%	30.Water Frontage	
17.Secondary Lot				%	31.Tillable	
18.Excess land				%	32.Pasture	
19.Condominiums				%	33.Orchard	
20.Miscellaneous				%	34.FarmSpace-Hard	
Fract. Acre		Acreage/Sites			35.FarmSpace-SHW	
21.Baselot Imp (	21	0.83	12.5	%	36.FarmSpace-Mix	
22.Baselot Unimp(	28	0.67		%	37.TreeGrowth-Soft	
23.Misc (				%	38.Treegrowth-Mix	
Acres				%	39.Treegrowth-Har	
24.Baselot Imp				%	40.Wasteland	
25.Baselot Unimp				%	41.FarmSpace-Hard	
26.Frontage				%	42.MoHo Sites	
27.2ND ACRE				%	43.Condo Sites	
28.Rear Land (2+					44.Lot Improvement	
29.Rear Land (12+					45.Camp Sites	
					46.Gravel Pit	
Total Acreage			1.50			

Inspection Witnessed By:

Y

No./Date	Description	Date Insp.

Notes:

Harrison

Harrison

Card Of

Location

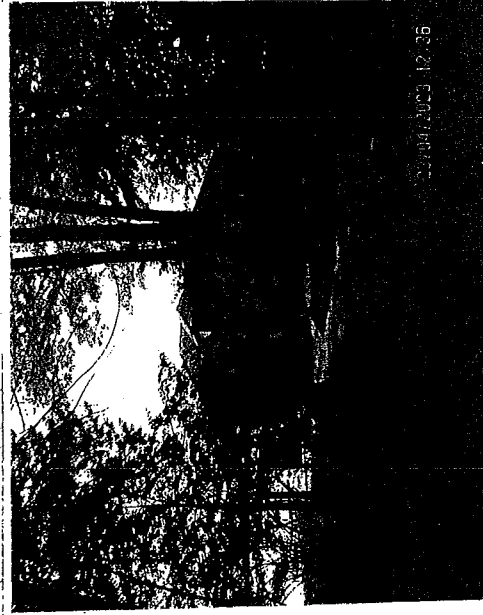
Account

Map Lot Green/Creme

Building Style	SF Bsm Living	Layout	Location
1.Conv.	Fin Bsm Grade	4. Typical	7.
2.Ranch	OPEN-5-CUSTOMIZE	5. Inadeq	8.
3.R. Ranch	Heat Type	6. Horrid	9.
4.Cape	5.FWA	Attic	
Dwelling Units	6.GraWA	1.1/4	4.Full Fin
Other Units	7.Electrc	2.1/2 Fin	5.1/4 UnFr
Stories	8.F/Wall	3.3/4 Fin	6.1/2 Stair
1.1	9.None	Insulation	7.1/4 UnFr
2.2	10.None1.5	Unfinished %	8. Attic
3.3	11.None2.0	4.Minimal	9. None
Exterior Walls	12.None2nd	5. Heavy	
1.Wood Shi	Cool Type	6. Capped	
2. Vinyl/Al	1.Refrig	Unfinished %	
3. T111/Dro	2.Evapor	Grade & Factor	
4.Asbestos	3.H Pump	1.E Grade	7. AA
Roof Surface	Kitchen Style	2.D Grade	8. AA+10
1. Asphalt	1.Modern	3.C Grade	9. Same
2.Slate	2. Typical	SQFT (Footprint)	1046
3.Metal	3.Old Type	Condition	
SF Masonry Trim	4. Obsolete	1. Poor	7. V.G
OPEN-3-CUSTOM	5. 4	2. Fair	8. Exc
OPEN-4-CUSTOM	# Bedrooms	3. Avg-	9. Same
Year Built	# Full Baths	Phys. % Good	
Year Remodeled	# Half Baths	Funct. % Good	100
Foundation	# Addn Fixtures	Functional Code	
1. Concrete	# Fireplaces	1. Incomp	7.
2.C Block		4. Bsm	8.
3.Br/Stone		2. O-Built	9.
Basement		3. Heat	
1.1/4 Bmt		Econ. % Good	100
2.1/2 Bmt		Economic Code	
3.3/4 Bmt		0. None	7.
Bsm Gar # Cars		1. Location	8.
Wet Basement		2. Encroach	9.
1. Dry		Entrance Code	
2. Damp		1. Interior	7.
3. Wet		2. Refusal	8.
		3. Informd	9.
		Information Code	0
		1. Owner	7.
		2. Relative	8.
		3. Tenant	9.

Date Inspected 7/26/23

Additions, Outbuildings & Improvements					
Type	Year	Units	Grade	Cond	Phys. Funct. Sound Value
59		100			% %
21		64			% %
21	2024	296	5120	4	% 100 %
67	2024	360	5120	4	% 100 %
84	12X12	2001	5100	4	% 100 %
67 AT	5X16	2001	3100	4	% 100 %
81	24X28	1999	4115	4	% 100 %
21 AT	8X20	1999	4100	4	% 100 %
167 AT	8X20	1999	4100	4	% 100 %
90 Gen		1	3100	4	% 100 %



2024/07/26 12:35

Harrison

Valuation Report

03/28/2025

Name: MEISSNER, THOMAS P JR - REVOCABLE

Page 1

Map/Lot: 13-0027
 Account: 1307 Card: 1 of 1 Location: 15 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Sale Data

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

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	Acres-Baselot Imp (Fract)	1,031,135	855,842	125%		1,069,803
0.67	Acres-Rear Land 2+	6,000.00	4,020	100%		4,020
Total Acres 1.50						Land Total 1,073,823

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,046 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
					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	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
Perqola	1998	100	A 120	5,778	Avq+	83%	100%	100%	4,796
Open Frame Porch	1998	64	A 120	11,846	Avq+	83%	100%	100%	9,832
Open Frame Porch	2024	296	A 120	28,604	Avq	97%	100%	100%	27,746
Wood Deck	2024	360	A 120	13,290	Avq	97%	100%	100%	12,891
Bunkhouse	2001	144	A 100	10,401	Avq	85%	100%	100%	8,841
Wood Deck	2001	80	C 100	2,889	Avq	85%	100%	100%	2,456
Fin 1st/Gar	1999	672	B 115	135,895	Avq	84%	100%	100%	114,152
Open Frame Porch	1999	160	B 100	12,728	Avq	84%	100%	100%	10,692
Wood Deck	1999	160	B 100	5,091	Avq	84%	100%	100%	4,276
Generator	2020	1	C 100	8,025	Avq	95%	100%	100%	7,624
Outbuilding Total									203,306

Acct Land

1,073,800

Accepted Bldg

521,400

Total

1,595,200

Card / Of

SF Bsmt Living									
Fin Bsmt Grade									
OPEN-5-CUSTOMIZE									
Heat Type									
Cool Type									
Kitchen Style									
Bath(s) Style									
Roof Surface									
SF Masonry Thin									
OPEN-3-CUSTOM									
OPEN-4-CUSTOM									
Year Remodeled									
Foundation									
Basement									
Bsmt Gar # Cars									
Wet Basement									
1.Dry									
2.Damp									
3.Wet									
5.Garrison	9.Colonial	1.Conv	2.Ranch	3.R.Ranch	4.Cape	5.FWA	6.GravWA	7.Electric	8.H Pump
10.Gambrel	11.Cottage	12.Other	1.HWB	2.HWC	3.H Pump	4.Steam	1.Refrig	2.Evapor	3.H Pump
9.None 1.0	10.None 1.5	11.None 2.0	12.None 2nd	1.Modern	2.Modern	3.Old Type	1.Modern	2.Modern	3.Old Type
9.None	10.None	11.None	12.None	4.Obsolete	5.Obsolete	6.Obsolete	1.Modern	2.Modern	3.Old Type
7.7	8.8	9.9	10.10	11.11	12.12	13.13	14.14	15.15	16.16
17.17	18.18	19.19	20.20	21.21	22.22	23.23	24.24	25.25	26.26
27.27	28.28	29.29	30.30	31.31	32.32	33.33	34.34	35.35	36.36
37.37	38.38	39.39	40.40	41.41	42.42	43.43	44.44	45.45	46.46
47.47	48.48	49.49	50.50	51.51	52.52	53.53	54.54	55.55	56.56
57.57	58.58	59.59	60.60	61.61	62.62	63.63	64.64	65.65	66.66
67.67	68.68	69.69	70.70	71.71	72.72	73.73	74.74	75.75	76.76
77.77	78.78	79.79	80.80	81.81	82.82	83.83	84.84	85.85	86.86
87.87	88.88	89.89	90.90	91.91	92.92	93.93	94.94	95.95	96.96
97.97	98.98	99.99	100.100	101.101	102.102	103.103	104.104	105.105	106.106
107.107	108.108	109.109	110.110	111.111	112.112	113.113	114.114	115.115	116.116
117.117	118.118	119.119	120.120	121.121	122.122	123.123	124.124	125.125	126.126
127.127	128.128	129.129	130.130	131.131	132.132	133.133	134.134	135.135	136.136
137.137	138.138	139.139	140.140	141.141	142.142	143.143	144.144	145.145	146.146
147.147	148.148	149.149	150.150	151.151	152.152	153.153	154.154	155.155	156.156
157.157	158.158	159.159	160.160	161.161	162.162	163.163	164.164	165.165	166.166
167.167	168.168	169.169	170.170	171.171	172.172	173.173	174.174	175.175	176.176
177.177	178.178	179.179	180.180	181.181	182.182	183.183	184.184	185.185	186.186
187.187	188.188	189.189	190.190	191.191	192.192	193.193	194.194	195.195	196.196
197.197	198.198	199.199	200.200	201.201	202.202	203.203	204.204	205.205	206.206
207.207	208.208	209.209	210.210	211.211	212.212	213.213	214.214	215.215	216.216
217.217	218.218	219.219	220.220	221.221	222.222	223.223	224.224	225.225	226.226
227.227	228.228	229.229	230.230	231.231	232.232	233.233	234.234	235.235	236.236
237.237	238.238	239.239	240.240	241.241	242.242	243.243	244.244	245.245	246.246
247.247	248.248	249.249	250.250	251.251	252.252	253.253	254.254	255.255	256.256
257.257	258.								



Harrison

Card of

Account

Map Lot Green

Building Style				SF Bmt Living				Layout			
Fin Bmt Grade				Fin Bmt Grade				1. Typical			
OPEN-5-CUSTOMIZE				OPEN-5-CUSTOMIZE				2. Inadeq			
Heat Type				Heat Type				3. Horrid			
1. HWBB /Ra				5. FWA				Attic			
2. HWCI				6. GravWA				1.1/4			
3. H Pump				7. Electric				2.1/2 Fin			
4. Steam				8. F/Wall				3.3/4 Fin			
Cool Type				4. W&C Air				Insulation			
1. Refrig				7.				1. Full			
2. Evapor				8.				2. Heavy			
3. H Pump				6.				3. Capped			
Kitchen Style				7.				Unfinished %			
1. Modern				4. Obsolete				1. E Grade			
2. Typical				5.				4. B Grade			
3. Old Type				6.				5. A Grade			
Bath(s) Style				7.				3. C Grade			
1. Modern				4. Obsolete				6. A+10			
2. Typical				5.				9. Same			
3. Old Type				6.				SQFT (Footprint)			
# Rooms				2				288			
# Bedrooms				1				Condition			
# Full Baths				0				1. Poor			
# Half Baths				1				2. Fair			
# Addn Fixtures				0				3. Avg			
# Fireplaces				0				Phys. % Good			
Foundation				7.				Functional Code			
1. Concrete				8.				1. Incomp			
2. C Block				9.				2. O-Built			
3. Br/Stone				7. Piers				3. C Grade			
Basement				8.				Econ. % Good			
1.1/4 Bmt				9.				Economic Code			
2.1/2 Bmt				7. Piers				0. None			
3.3/4 Bmt				8.				1. Location			
Bmt Gar # Cars				9. No Basement				2. Encroach			
Wet Basement				0				Entrance Code			
1. Dry				7.				1. Interior			
2. Damp				8.				2. Refusal			
3. Wet				9.				3. Informed			
Information Code				0				1. Owner			
1. Owner				7.				2. Relative			
2. Relative				8.				3. Tenant			
3. Tenant				9.				1. One Story Fram			
1. One Story Fram				2. Two Story Fram				2. Two Story Fram			
2. Two Story Fram				3. Three Story Fr				3. Three Story Fr			
3. Three Story Fr				4.1 & 1/2 Story				4.1 & 1/2 Story			
4.1 & 1/2 Story				5.1 & 3/4 Story				5.1 & 3/4 Story			
5.1 & 3/4 Story				6.2 & 1/2 Story				6.2 & 1/2 Story			
6.2 & 1/2 Story				21. Open Frame Por				21. Open Frame Por			
21. Open Frame Por				22. End Frame Por				22. End Frame Por			
22. End Frame Por				23. Frame Garage				23. Frame Garage			
23. Frame Garage				24. Frame Shed				24. Frame Shed			
24. Frame Shed				25. Frame Bay Wind				25. Frame Bay Wind			
25. Frame Bay Wind				26. 15F+ Overhang				26. 15F+ Overhang			
26. 15F+ Overhang				27. Unfin Basement				27. Unfin Basement			
27. Unfin Basement				28. Unfinished Att				28. Unfinished Att			
28. Unfinished Att				29. Finished Attic				29. Finished Attic			

TRIO

Software

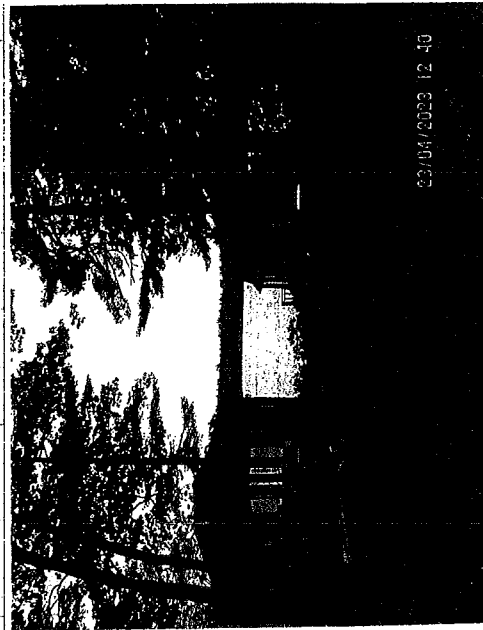
A Division of Harris Computer Systems

Date Inspected

7/26/25

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22		128			%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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03/04/2023 12:10

Harrison

Valuation Report

03/28/2025

Name: CASALI RODERIC, LAUREL, JONATHAN

Page 1

DUTRISAC, RICHARD & MELISSA - FAMILY

Map/Lot:

13-0028

Account: 263

Card: 1 of 2

Location:

13 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

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

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	Acres-Baselot Imp (Fract)	1,078,980	841,605	125%		1,052,006
0.22	Acres-Rear Land 2+	6,000.00	1,320	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
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	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

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	25	C 110	5,518	Avq	83%	100%	100%	4,580
Open Frame Porch	2002	64	C 110	7,239	Avq	83%	100%	100%	6,008
Encl Frame Porch	1988	192	C 100	15,398	Avq	78%	80%	100%	9,608
Frame Shed	1980	64	C 100	2,954	Avq	74%	80%	100%	1,749
Outbuilding Total									21,945

Acpt Land

1,053,300

Accepted Bldg

222,500

Total

1,275,800

Harrison

Valuation Report

03/28/2025

Name: CASALI RODERIC, LAUREL, JONATHAN

Page 2

DUTRISAC, RICHARD & MELISSA - FAMILY

Map/Lot:

13-0028

Account: 263

Card:

2 of 2

Location:

13 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Zoning/Use Shoreland
 Topography RollingTopo
 Utilities Shared
 Street Paved

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
						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%
						37,925
Outbuildings/Additions/Improvements				Percent Good		Value
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1955	128	D 100	9,514	Avg-	55%
						80%
						100%
Outbuilding Total						4,186
Accpt Land			0	Accepted Bldg		42,100
				Total		42,100

Harrison

Valuation Report

03/28/2025

Name: CASALI RODERIC, LAUREL, JONATHAN

Page 3

DUTRISAC, RICHARD & MELISSA - FAMILY

Map/Lot:

13-0028

Account: 263

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

Card

Account

Map Lot *04T/white*

Building Style				SF Bsmt Living				Layout			
1. Conv. 5. Garrison 9. Colonial 2. Ranch 6. Split 10. Gambrel 3. R Ranch 7. Contemp 11. Cottage 4. Cape 8. Saltbox 12. Other				Fin Bsmt Grade OPEN-5-CUSTOMIZE Heat Type 1. HWBB /Ra 9. None 1.0 2. HWCI 10. None 1.5 3. H Pump 11. None 2.0 4. Steam 12. None 2nd				Attic 1. 1/4 4. Full Fin 7. 1 1/4 UnFi 2. 1/2 Fin 5. Fl/Stair 8. 3. 3/4 Fin 6. 1 1/2 UnFi 9. None			
Dwelling Units Other Units Stories				Cool Type 1. Refrig 7. 2. Evapor 8. 3. H Pump 6. 9. None				Insulation 1. Full 4. Minimal 7. 2. Heavy 5. 3. Capped 6. 9. None			
Exterior Walls 1. Wood Shi 5. Stucco 9. Masonite 2. Vn/Al 6. Brick/St 10. Clapboa 3. T111/Dro 7. Cement P 11. B& B 4. Asbestos 8. Log Sidi				Kitchen Style 1. Modern 7. 2. Typical 8. 3. Old Type 9. None				Unfinished % Grade & Factor 3/10 1. E Grade 4. B Grade 7. AA 2. D Grade 5. A Grade 8. AA+10 3. A Grade 6. A+10 9. Same			
Roof Surface 1. Asphalt 4. Composite 7. Rubber 2. Slate 5. Wood 8. Other 3. Metal 6. Rolled 9.				Bath(s) Style 1. Modern 7. 2. Typical 8. 3. Old Type 9. None				SQFT (Footprint) 256 Condition 1. Poor 4. Avg 7. V G 2. Fair 5. Avg 8. Exc 3. Avg- 6. Good 9. Same			
SF Masonry Trim OPEN-3-CUSTOM OPEN-4-CUSTOM				# Rooms 4 # Bedrooms 3 # Full Baths 2 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0				Phys. % Good Funct. % Good 95 Functional Code 1. Incomp 4. Bsmt 7. 2. O-Built 5. 3. Heat 6. 9. None			
Foundation 1. Concrete 4. Wood 7. 2. C Block 5. Slab 8. 3. Br/Stone 6. Piers 9.				Basement 1. 1/4 Bmt 4. Full Bmt 7. Piers 2. 1/2 Bmt 5. Gravel 8. 3. 3/4 Bmt 6. Slab 9. No Basem				Econ. % Good 100 Economic Code 0. None 4. Vacant 7. 1. Location 5. 8. 2. Encroach 6. 9.			
Bsmt Grade # Cars 0 Wet Basement 1. Dry 4. 7. 2. Damp 5. 8. 3. Wet 6. 9.				Entrance Code 0 1. Interior 4. Vacant 7. 2. Refusal 5. Estimate 8. 3. Storm 6. 9.				Information Code 0 1. Agent 4. Agent 7. 2. Relative 5. Estimate 8. 3. Tenant 6. Other 9.			

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Date Inspected 7/26/23

Additions, Outbuildings & Improvements						
Type	Year	Units	Grade	Cond	Phys.	Funct.
22		80			%	%
1		256			%	%
1		325	3140	5	% 100	%
67		176			%	%
24	12x12	144	3100	4	% 80	%
24	6x8	48	3100	4	% 80	%
67 (OH)		40			%	%

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. Open Frame Por
8. End Frame Por
9. Frame Garage
10. Frame Shed
11. Frame Bay Wind
12. 15Fr Overhang
13. Unfin Basement
14. Unfinished Att
15. Finished Attic

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. Open Frame Por
8. End Frame Por
9. Frame Garage
10. Frame Shed
11. Frame Bay Wind
12. 15Fr Overhang
13. Unfin Basement
14. Unfinished Att
15. Finished Attic

Date Inspected 7/26/23

Additions, Outbuildings & Improvements

[illegible]

Harrison

Account

Location

Card

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Hand-drawn diagram of a building footprint on graph paper. The building has a main rectangular section and a smaller rectangular section attached to the left side. The main section has a width of 25 and a height of 16. The smaller section has a width of 8 and a height of 24. The total width is 33. The total height is 40. The diagram is labeled with dimensions and area calculations.

Dimensions and Area Calculations:

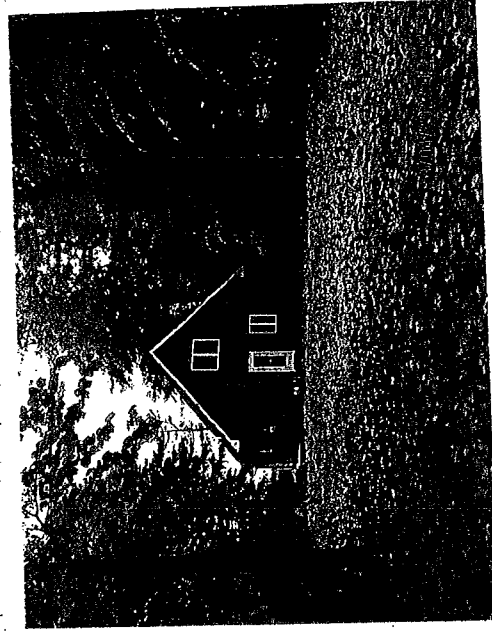
- Top-left corner: 24 (width), 8 (height)
- Top-right corner: 23 (width), 8 (height)
- Bottom-left corner: 24 (width), 16 (height)
- Bottom-right corner: 25 (width), 16 (height)
- Left side: 24 (width), 16 (height)
- Right side: 25 (width), 16 (height)
- Bottom side: 33 (width), 16 (height)
- Area calculations: $1\frac{1}{2} \times 5 = 7.5$ (labeled 7.5), $24 \times 16 = 384$ (labeled 384), $25 \times 16 = 400$ (labeled 400)

Date Inspected

7/26/23

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67		456			%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	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
					%	%	26.1St Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic



Harrison

Valuation Report

03/28/2025

Name: LABELLE, MICHAEL E.

Page 1

LABELLE, LEANNE C.

Map/Lot:

13-0029

Account: 33

Card:

1 of 2

Location:

7 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland
 Topography RollingTopo
 Utilities Drilled WellSeptic System
 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 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	Acres-Baslot Imp (Fract)	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						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
					0
					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						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1964	80	C 110	9,632	Avq+	70%	95%	100%	6,405
One Story Frame	1964	256	C 110	31,532	Avq+	70%	95%	100%	20,968
One Story Frame	1964	325	C 140	49,434	Avq+	70%	100%	100%	34,604
Wood Deck	1964	176	C 110	4,873	Avq+	70%	95%	100%	3,240
Frame Shed	1964	144	C 100	6,646	Avq	65%	80%	100%	3,456
Frame Shed	2009	48	C 100	2,215	Avq	89%	80%	100%	1,577
Wood Deck	1964	40	C 110	2,472	Avq+	70%	95%	100%	1,643
Outbuilding Total						71,893			

Acctpt Land

1,054,900

Accepted Bldg

186,400

Total

1,241,300

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

Valuation Report

03/28/2025

Page 2

Account: 33 Card: 2 of 2

Map/Lot:

13-0029

Location:

9 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland
Topography RollingTopo
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
					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 1989	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Layout Typical	Total
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	75%	95%	100%	150,702	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	456	C 110	9,816	Avq	75%	95%	100%	6,994
									6,994

Outbuilding Total

Accpt Land

0 Accepted Bldg

157,700 Total

157,700

Harrison

Valuation Report

03/28/2025

Name: LABELLE, MICHAEL E.

Page 3

LABELLE, LEANNE C.

Map/Lot:

13-0029

Account: 33

Location:

9 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

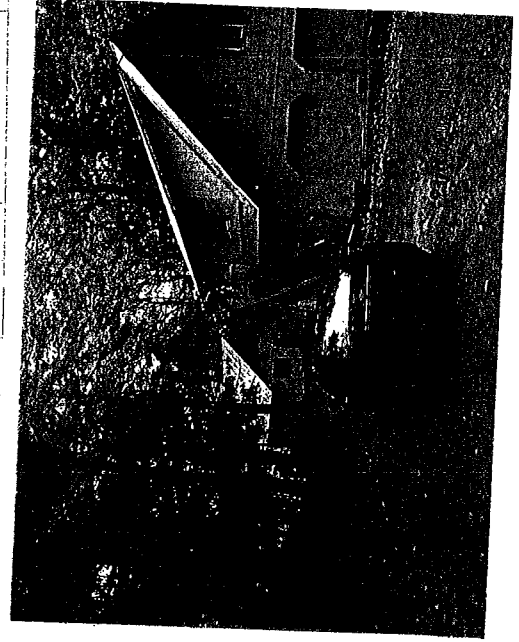
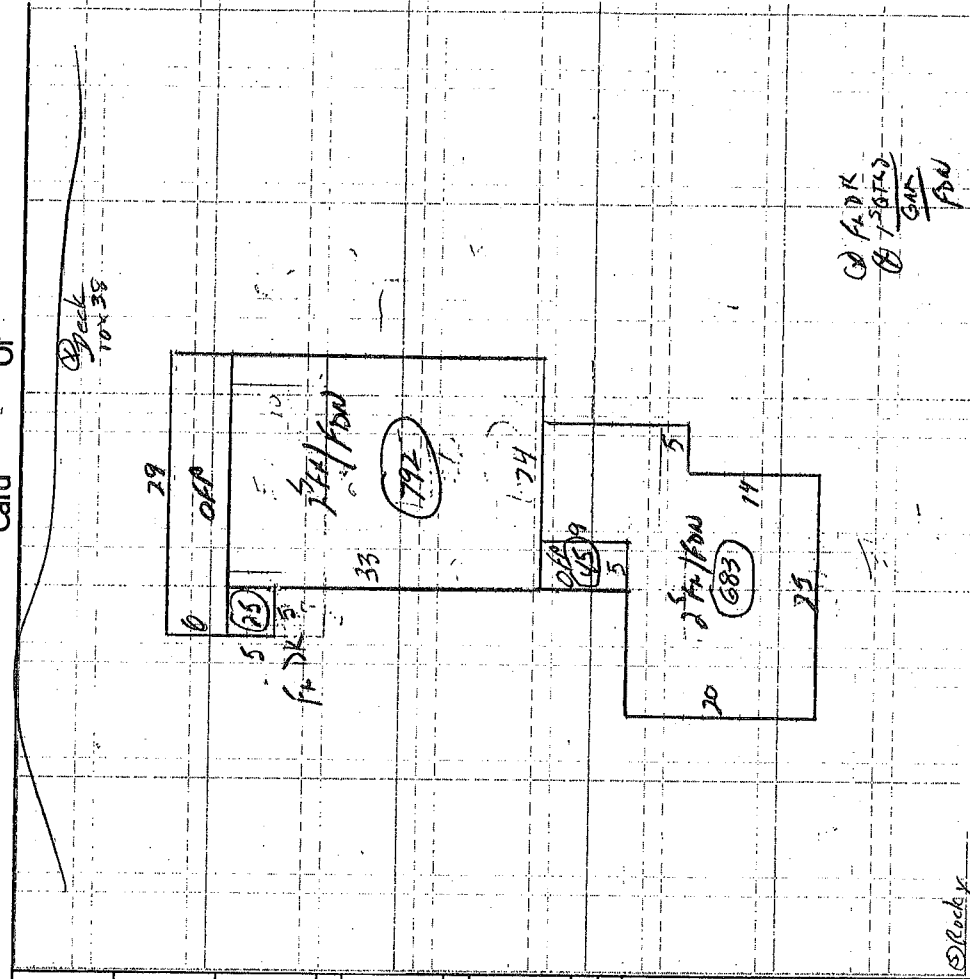
Harrison

Map Lot Gary W. H. H. E.

Account

Location

Card Of



SF Bmt Living				Location			
Building Style	5. Garrison	9. Colonial	Fin Bmt Grade	Layout	4. Typical	7. 7.	8. 8.
1. Conv.	6. Split	10. Gambrel	OPEN-5-CUSTOMIZE	2. Tradeq	5. 5.	9. 9.	
2. Ranch	7. Contemp	11. Cottage	Heat Type	3. Horrid	6. 6.		
3. R. Ranch	8. Saltbox	12. Other	1. HWB8 /Ra	Attic			
4. Cape			2. HWCL	1.1/4	4. Full Fin	7.1/4 Unfr	8. 8.
5. Cape			3. H Pump	2.1/2 Fin	5.1/2 Sair	9. 9.	
6. Cape			4. Steam	3.3/4 Fin	6.1/2 Unfr	None	
7. 7.			Cool Type	Insulation			
8. 8.			1. Refrig	1. Full	4. Minimal	7. 7.	
9. 9.			2. Evapor	2. Heavy	5. 5.	8. 8.	
			3. H Pump	3. Capped	6. 6.	9. None	
Exterior Walls			4. W&C Air	Unfinished %			
1. Wood Shi	5. Stucco	9. Masonite	Kitchen Style	Grade & Factor	5.1/6		
2. Vn/AV	6. Brick/St	10. Clapboa	1. Modern	1.E Grade	4.B Grade	7. 7.	
3. T111/Dro	7. Cement P	11. B& B	2. Typical	2.D Grade	5.A Grade	8. AA+10	
4. Asbestos	8. Log Sidi	12. Vertica	3. Old Type	3.C Grade	6.A+10	9. Same	
Roof Surface			Bath(e) Style	SQFT (Footprint)	6.72		
1. Asphalt	4. Composi	7. Rubber	1. Modern	Condition			
2. Slate	5. Wood	8. Other	2. Typical	1. Poor	4. Avg.	7. V.G	
3. Metal	6. Rolled	9. 9.	3. Old Type	2. Fair	5. Avg+	8. Exc	
SF Masonry Trim			# Rooms	3. Avg-	6. Good	9. Same	
OPEN-3-CUSTOM			# Bedrooms	Phys. % Good			
OPEN-4-CUSTOM			# Full Baths	Funct. % Good	9.5		
Year Built	1923	2024	# Half Baths	Functional Code			
Year Remodeled	2024		# Addn Fixtures	1. Incomp	4. Bmt	7. 7.	
Foundation			# Fireplaces	2.0-Built	5. 5.	8. 8.	
1. Concrete	4. Wood	7. 7.		3. Heat	6. 6.	9. None	
2. Brick	5. Slab	8. 8.		Econ. % Good	100		
3. Br/Stone	6. Piers	9. 9.		Economic Code			
Basement				0. None	9. None	7. 7.	
1.1/4 Bmt	4. Full Bmt	7. Piers		1. Location	5. 5.	8. 8.	
2.1/2 Bmt	5. Crawls	8. 8.		2. Encroach	6. 6.	9. 9.	
3.3/4 Bmt	6. Slab	9. No Basem		Entrance Code	0		
Bmt Car # Cars				1. Interior	4. Vacant	7. 7.	
Wet Basement				2. Refusal	5. Estimate	8. 8.	
1. Dry	4. 4.	7. 7.		3. Informal	6. 6.	9. 9.	
2. Damp	5. 5.	8. 8.		Information Code	0		
3. Wet	6. 6.	9. 9.		1. Owner	4. Agent	7. 7.	
				2. Relative	5. Estimate	8. 8.	
				3. Tenant	6. Other	9. 9.	

Date Inspected 3/11/25

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1	2024	683	5 125	4	%	95	
21	2024	45	5 110	4	%	100	
21	2024	174	5 110	4	%	100	
67	2024	25	5 110	4	%	100	
67	1989	1008	4 115	4	%	100	
67	1989	112	3 100	4	%	100	
67	2003	380	3 100	4	%	80	
83	1989	4	3 100	4	%	100	
					%	%	
					%	%	
					%	%	

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Harrison
Name: SHINNECOCK PROPERTIES LLC

Valuation Report

03/28/2025

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13-0043

Account: 1625 Card: 1 of 1

Map/Lot:

Location:

539 CAPE MONDAY ROAD

Neighborhood 3 Long Lake

Sale Data

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

Shore Ft Frnt 100 Subdivision Y

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot Imp (Fract)	1,192,644	810,998	125%		1,013,748
Total Acres 0.68						1,013,748

Dwelling Description

Replacement Cost New

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		
Baths	2	Half Baths	1	Plumbing	22,245
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,945
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

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

