

Sales in Harrison, Maine on Map 59

EXHIBIT 1.a

DLN #	Grantor	Sale Amount	Sale Date	Map	Lot	Notes	Sale Adjust for Time		
1002240189461	60 ISLAND POND	\$ -	03/28/2022	59	0019	Non-Valid, Into Owner's Trust	N/A	N/A	N/A
1002240189470	60 ISLAND POND	\$ -	03/11/2022	59	0019	Non-Valid, Into Owner's Trust	N/A	N/A	N/A
1002040115291	KELLY EDWARDS	\$ 118,750	10/09/2020	59	0021	Non-Valid, Tree Growth & Bulk of Land in Waterford	N/A	N/A	N/A
1002140174360	PATRICIA L QUALE	\$ -	12/01/2021	59	0014 & 0015	Related Parties	N/A	N/A	N/A

							2022 (20%)	2023 (20%)	2024 (20%)
1002140167059	PATRICIA QUALE	\$ 175,000	10/13/2021	59	0013	Land & Buildings	\$ 210,000.0	\$ 252,000.0	\$ 302,400.0
1002140151824	JONATHAN D PEA	\$ 338,000	07/02/2021	59	0024 & 024-A	Land & Buildings	\$ 405,600.0	\$ 486,720.0	\$ 584,064.0
1002340238260	JOHN COTE MOR	\$ 220,000	06/15/2023	59	0007	Land & Buildings	N/A	N/A	\$ 264,000.0

							2020 (20%)	2021 (20%)	2022 (20%)	2023 (20%)	2024 (20%)
11501647303	GAUTHIER CHAR	\$ 105,000	01/23/2015	59	0012	To far out of scope	\$ 126,000.0	\$ 151,200.0	\$ 181,440.0	\$ 217,728.0	\$ 261,273.6
11411911001	JUDITH BORELLI	\$ 182,376	08/06/2014	59	0027A	To far out of scope	\$ 218,851.2	\$ 262,621.4	\$ 315,145.7	\$ 378,174.9	\$ 453,809.8
11301802815	COOPER PAMEL	\$ 12,000	12/31/2012	59	0026	To far out of scope	To Far Out of Scope				

WATERFORD

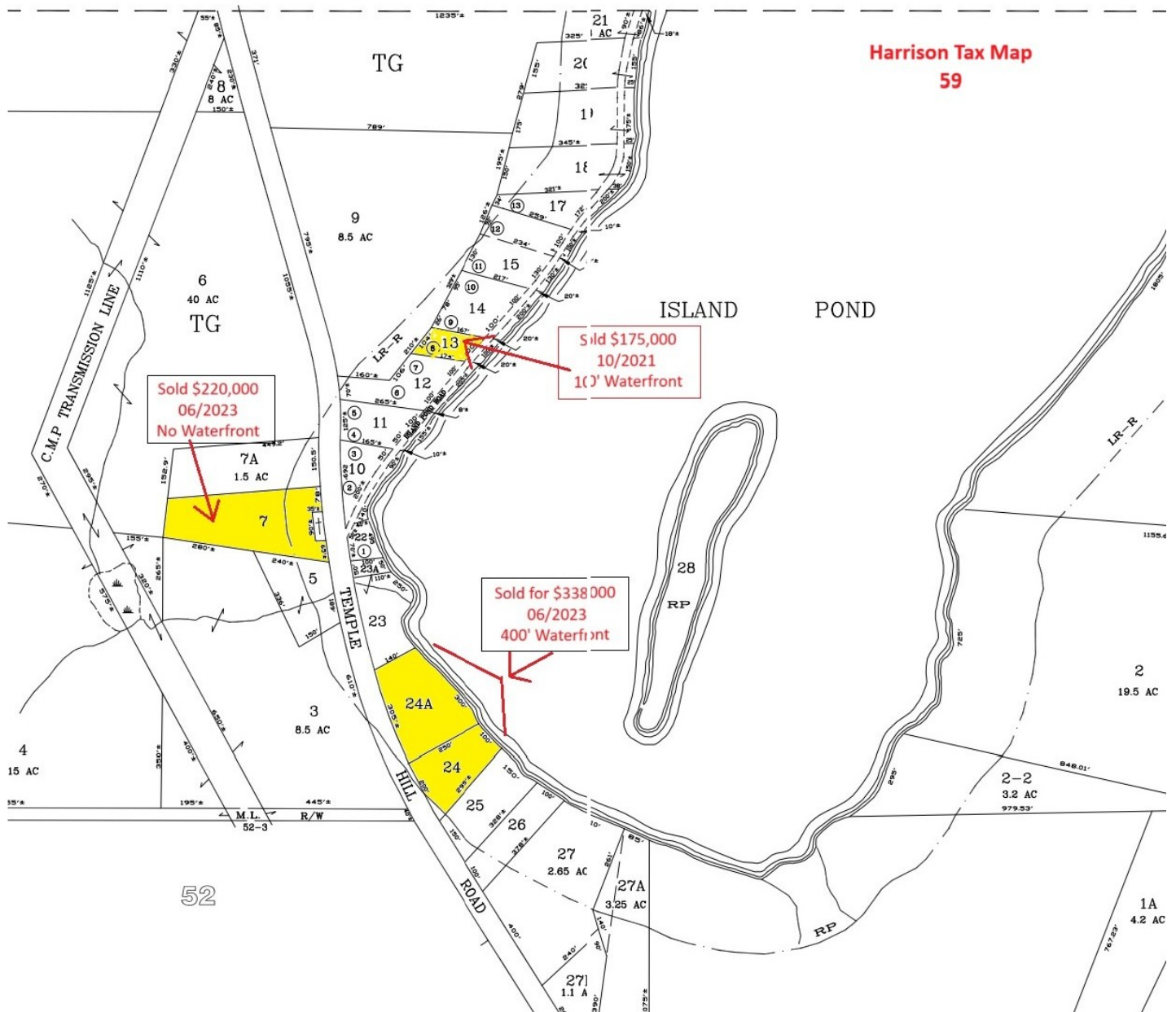


EXHIBIT 1.c

Harrison

Valuation Report

06/29/2025

Name: QUALEY, BENJAMIN P

Page 1

QUALEY, PATRICIA L

Map/Lot:

59-0013

Account: 1546 Card: 1 of 1

Location:

26 ISLAND POND RD

Neighborhood 6	Island Pond					Sale Data
Zoning/Use	Standard Land Use					Sale Date 10/13/2021
Topography	RollingTopo					Sale Price 175,000
Utilities	Lake/River WaterSeptic System					Sale Type Land & Buildings
Street	Semi Improved					Financing Unknown
						Verified Public Record
						Validity Arms Length Sale

Reference 1 Jacob Gilson Farm - Lot 08

Reference 2

Tran/Land/Bldg 1 1 8

Shore Ft Frnt 100 Subdivision 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Baselot Imp (Fract)	497,122	193,878	90%		174,490
Total Acres 0.39				Land Total		174,490
Dwelling Description				Replacement Cost New		
Conventional	One Story	308 Sqft	Grade D 100	Base		96,208
Exterior	T111/Drop	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof		0
						0
Foundation	Concrete Slab	Basement	No Bsmt Pier	Basement		-7,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	2					
Bedrooms	1	Add Fixtures	3			
Baths	0	Half Baths	0	Plumbing		0
Attic	1/2 Unfinished			Attic		4,035
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-253
Unfin. Living Area	NONE			Unfinished		0
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Old Type	Below Average	Typical	92,787
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
Incomplete	None			55%	50%	100%
						25,516
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2018	120	D 100	2,895	Avq-	55%
Open Frame Porch	1945	160	D 100	8,555	Avq-	55%
						Percent Good
						Func Econ
						55% 50% 100%
						2,352
						Outbuilding Total
						3,148
Acpt Land		174,500	Accepted Bldg	28,700	Total	203,200

Harrison
Name: QUALEY, BENJAMIN P
QUALEY, PATRICIA L
Account: 1546

Valuation Report

06/29/2025

Page 2

Map/Lot:

59-0013

Location:

26 ISLAND POND RD

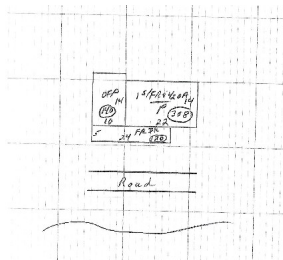


EXHIBIT 1.d

Harrison

Valuation Report

06/30/2025

Name: PEAVEY, JONATHAN D.

Page 1

PEAVEY, CAROLYN K.

Map/Lot:

59-0024

Account: 461 Card: 1 of 1

Location:

153 TEMPLE HILL RD

Neighborhood 6 Island Pond

Sale Date 07/02/2021

Sale Price 338,000

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 100 Subdivision 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baslot Imp (Fract)	440,683	202,714	100%		202,714
0.47	Acres-Rear Land 2+	6,000.00	2,820	100%		2,820
Total Acres 0.93					Land Total	205,534

Dwelling Description

Replacement Cost New

Conventional	One Story	624 Sqft	Grade C 90	Base	139,830
Exterior	T111/Drop	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-12,015
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	4,049
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,334
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Above Average	Typical	136,198
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Basement		None		70%	90%	100%
						85,805
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Open Frame Porch	1960	176	C 90	9,968	Avq+	70%
						Percent Good
						Func Econ
						90% 100%
						Value Rcnld
						6,280
						Outbuilding Total
						6,280
Acpt Land		205,500		Accepted Bldg		92,100
						Total
						297,600

Harrison

Name: PEAVEY, JONATHAN D.

PEAVEY, CAROLYN K.

Account: 461

Valuation Report

06/30/2025

Page 2

Map/Lot:

59-0024

Location:

153 TEMPLE HILL RD

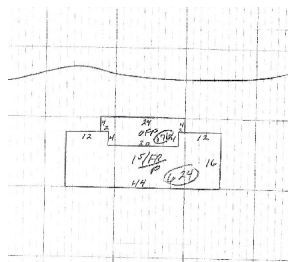


EXHIBIT 1.d (purchased together)

Harrison

Valuation Report

06/30/2025

Name: PEAVEY, JONATHAN D

Page 1

PEAVEY, CAROLYN K

Map/Lot:

59-0024-A

Account: 462 Card: 1 of 1

Location:

173 TEMPLE HILL RD

Neighborhood 6 Island Pond

Zoning/Use Shoreland
Topography RollingTopo
Utilities No Utilities
Street Paved

Sale Data	
Sale Date	07/02/2021
Sale Price	338,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1

Reference 2

Tran/Land/Bldg 2 1 0

Shore Ft Frnt 300 Subdivision 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.34	Acres-Baselot UnImp (Fract)	107,984	144,698	80%	Size/Shape	115,758
Total Acres 1.34				Land Total		115,758
Accpt Land		115,800	Accepted Bldg	0	Total	115,800

EXHIBIT 1.e

Harrison

Valuation Report

06/30/2025

Name: MORIN, DONALD

Page 1

MORIN, JOHN COTE

Map/Lot:

59-0007

Account: 808

Card: 1 of 1

Location:

186 TEMPLE HILL RD

Neighborhood 1 Paved

Sale Data

Sale Date 06/16/2020
 Sale Price 220,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Zoning/Use Standard Land Use
 Topography RollingTopo
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 2 1 2

Shore Ft Frnt 0 Subdivision 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot Imp (Fract)	80,000.00	80,000	100%		80,000
0.50	Acres-Rear Land 2+	6,000.00	3,000	100%		3,000
Total Acres 1.50			Land Total			83,000

Dwelling Description**Replacement Cost New**

Ranch	One Story	496 Sqft	Grade C 100	Base	139,958
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,494
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1990	Typical	Typical	Average	Typical	144,452
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	65%	95%	100%	89,199	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	44	C 100	8,250	Avq	65%	95%	100%	5,095
One Story Frame	1976	484	C 130	65,808	Avq	71%	100%	100%	46,724
Encl Frame Porch	1955	160	C 100	13,500	Avq	65%	95%	100%	8,336
Frame Shed	2003	140	C 100	6,461	Avq	86%	80%	100%	4,445
Outbuilding Total									64,600

Acpt Land

83,000

Accepted Bldg

153,800

Total

236,800

Name: MORIN, DONALD
MORIN, JOHN COTE
Account: 808

Map/Lot:
Location:

186 TEMPLE HILL RD

