

F:\Land Projects 3\124004\dwg\H21.dwg 8/21/2024 3:00:39 PM EDT

Yellow = Sales

Sold for
\$1,900,000
05/2023

Sold for
\$1,250,000
06/2021

Sold for **\$905,000**
10/2025

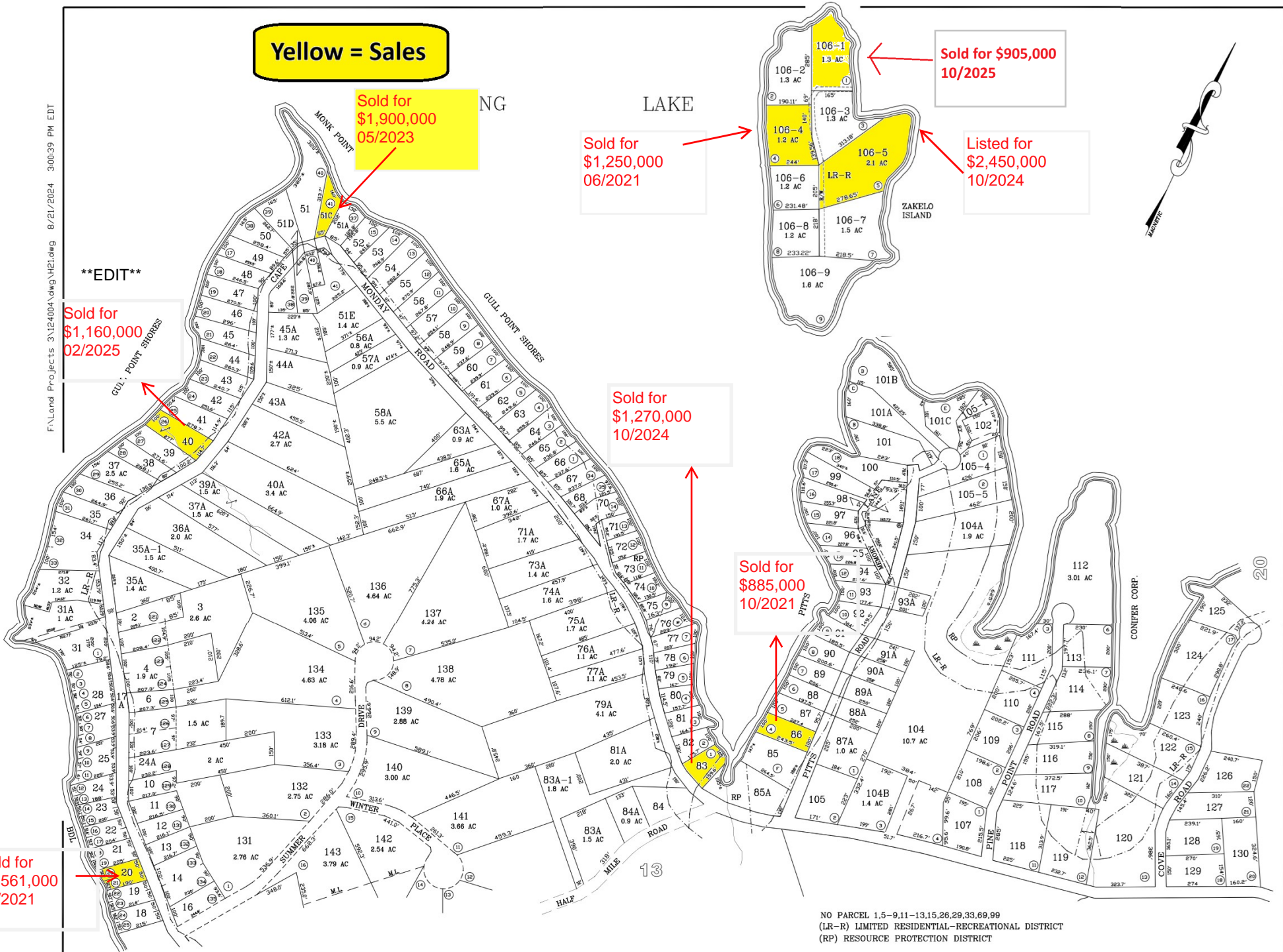
Listed for
\$2,450,000
10/2024

Sold for
\$1,160,000
02/2025

Sold for
\$1,270,000
10/2024

Sold for
\$885,000
10/2021

Sold for
\$1,561,000
12/2021



NO PARCEL 1.5-9.11-13.15.26.29.33.69.99
(LR-R) LIMITED RESIDENTIAL-RECREATIONAL DISTRICT
(RP) RESOURCE PROTECTION DISTRICT

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E O'DONNELL & ASSOCIATES
AUBURN, MAINE

LEGEND
ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

PROPERTY MAP
HARRISON

MAINE

UPDATED TO APRIL 1, ---

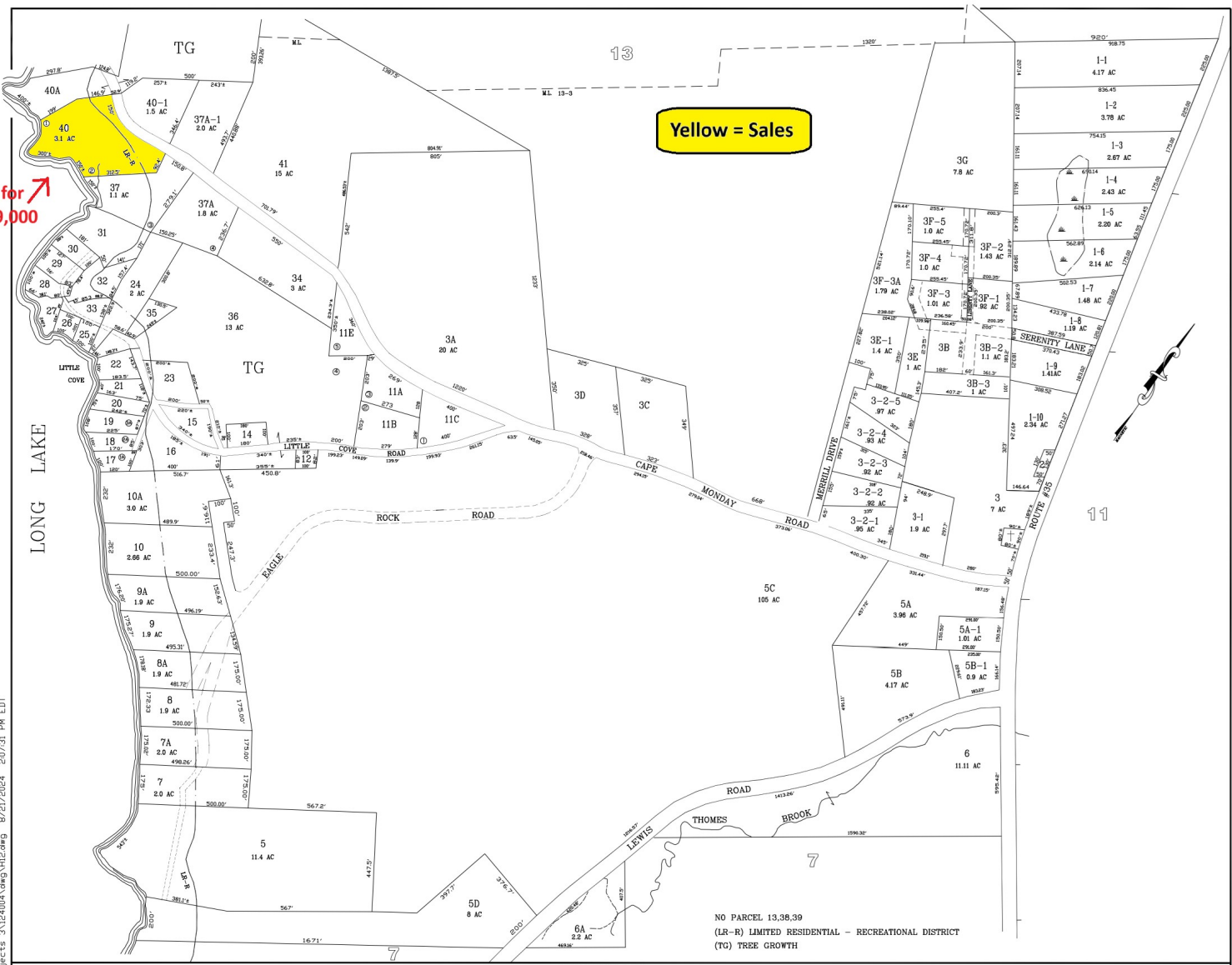
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

BY:
MAINE SURVEY
CONSULTANTS, INC.

SCALE IN FEET
0 200 400

Yellow = Sales

Listed for \$2,499,000



NO PARCEL 13,38,39
(LR-R) LIMITED RESIDENTIAL - RECREATIONAL DISTRICT
(TG) TREE GROWTH

F:\Land Projects\3\15404\dmg\ml2.dwg 8/21/2024 2:07:31 PM EDT

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E O'DONNELL & ASSOCIATES
AUBURN, MAINE

LEGEND
ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

PROPERTY MAP
HARRISON
MAINE

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

UPDATED TO APRIL 1, ____

BY: MAINE SURVEY
CONSULTANTS, INC.

SCALE IN FEET
0 200 400

Harrison
 Name: HEBERT, SIMON
 HEBERT, PAIGE

Valuation Report

03/24/2026

Page 1

Account: 378 Card: 1 of 1

Map/Lot: 21-0106-01
 Location: ZAKELO ISLAND RD

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland Subdivision
 Topography Rolling
 Utilities Lake/River Water Septic System
 Street Semi Improved

Sale Date 10/24/2025
 Sale Price 905,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Zakelo Island - Lot 01

Reference 2

Tran/Land/Bldg 2 1 10

Shore Ft Frnt 550 Subdivision Y

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.30	Fr. A-Baselot Imp (Fract)	900,000	1,026,157.88	75.00%	Access 769,618
Total Acres 1.30				Land Total	769,618

Dwelling Description

Replacement Cost New

Cape Cod	One Story	825 Sqft	Grade B 95	Base	208,114
Exterior	Log/Log 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% Electric	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	20,048
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	228,162
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						Value(Rcnd)
						166,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnd
				Cond	Phy	Func	Econ		
Open Frame Porch	1986	200	B 95	13.952	Ava	73%	100%	100%	10.185
Canopy	1986	72	C 100	2.761	Ava	77%	80%	100%	1.701
Outbuilding Total									11,886

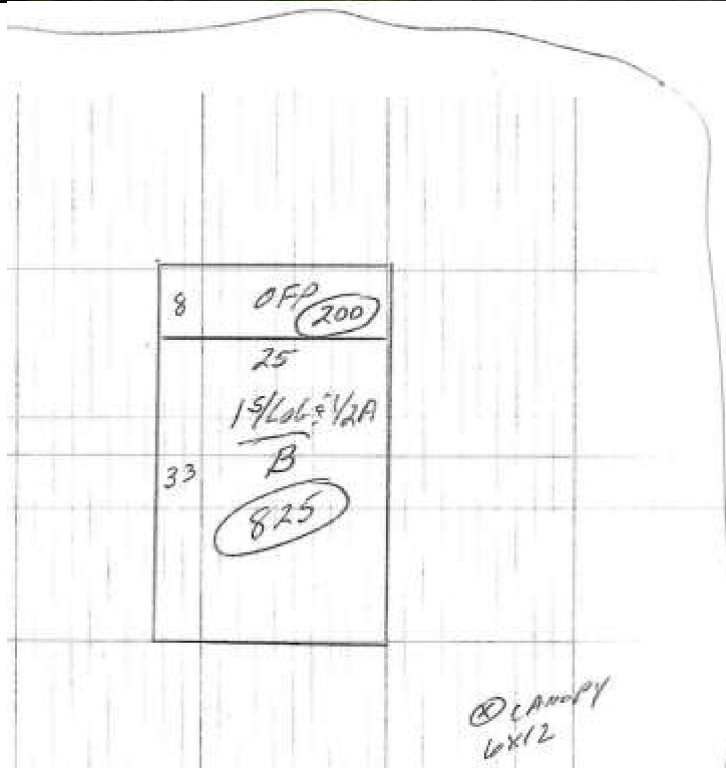
Acpt Land 769,600 **Accepted Bldg** 178,400 **Total** 948,000

Harrison
Name: HEBERT, SIMON
HEBERT, PAIGE
Account: 378

Valuation Report

Map/Lot:
Location:

03/24/2026
Page 2
21-0106-01
ZAKELO ISLAND RD



INFORMATION AS FILED WITH MAINE REVENUE SERVICES - NOT VERIFIED

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**

DLN: 3231549
 Registry: Cumberland
 Date/Time Recorded: 10/24/2025 10:35:00 AM
 Transfer Tax Amount: _____
 Doc Number: 44002
 Book: 41817
 Page: 167
BOOK/PAGE - REGISTRY USE ONLY

1. County **CUMBERLAND**
 2. Municipality **HARRISON**

3. GRANTEE/PURCHASER
 Last name, first name, MI; or business name
PAIGE HEBERT

Mailing address
2 TACOMA LN
 Municipality
CUMBERLAND

State
ME
 ZIP Code
04021-3675

4. GRANTOR/SELLER
 Last name, first name, MI; or business name
CAROL A. CURTIS

Mailing address
11 MERRILL DR
 Municipality
HARRISON

State
ME
 ZIP Code
04040-4251

5. PROPERTY

Tax Map 21	Block	Lot 0106-01	Sub-lot	Tax maps exist for property Yes	Type of property: 102
Physical Location ZAKELO ISLAND ROAD				Multiple parcels No	Acreage: 0.00
				Portion of parcels No	

6. TRANSFER TAX

Purchase Price	905,000.00
Fair market value	0.00
Claiming exemption: No	
Exemption type:	

7. DATE OF TRANSFER (MM/DD/YYYY) **10/24/2025**

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

Classified: **No**

9. SPECIAL CIRCUMSTANCES

Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation

Special Circumstances: **No**

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident **Yes**
 A waiver has been received from the State Tax Assessor **No**
 Consideration for the property is less than \$50,000 **No**
 The transfer is a foreclosure sale **No**

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct, and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER Name of preparer: **TITLE, CUMBERLAND**
 Mailing address: **225 US ROUTE 1 STE 101
 SCARBOROUGH ME 04074-8909
 USA**

Phone number: **(207)-893-9000**
 Email address: **brianna@cumberlandtitle.com**

SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM

Additional Grantees/Purchasers

Name

SIMON HEBERT

Additional Grantors/Sellers

Name

LAWRENCE L. CURTIS

Parcels

Municipality

Tax Map

Block

Lot

Sub-Lot

HARRISON

21

0106-01

Account: 202 Card: 1 of 1

Neighborhood 3 Long Lake

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

Sale Data
Sale Date 06/25/2021
Sale Price 1,250,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 Zakelo Island - Lot 04
Reference 2
Tran/Land/Bldg 2 1 4
Shore Ft Frnt 250 Subdivision Y
Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Fr. A-Baselot Imp (Fract)	900,000	985,900.60	75.00%	Access	739,425
Total Acres 1.20			Land Total			739,425

Dwelling Description				Replacement Cost New	
Colonial	Two Story	748 Sqft	Grade B 110	Base	322,234
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,062
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	
1988	0	Typical	Typical	Above Average	Typical	325,276	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
Basement		None		78%	95%	100%	241,030

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1 & 1/2 Storv Frm	1988	748	B 125	159.908	Ava+	81%	100%	100%	129.525
Encl Frame Porch	1988	352	B 110	33.397	Ava+	78%	95%	100%	24.748
Wood Deck	2020	352	B 110	9.736	Ava+	78%	95%	100%	7.214
Wood Deck	1988	48	B 110	3.188	Ava+	78%	95%	100%	2.363
Bunkhouse	1998	416	B 100	24.437	Ava	83%	80%	100%	16.226
Frame Shed	1988	160	C 100	7.384	Ava	78%	80%	100%	4.608
Wood Deck	1998	128	C 100	3.659	Ava	83%	80%	100%	2.430
Frame Shed	1998	48	E 100	1.108	Ava	83%	80%	100%	736
Plumbina Fixtures	1998	1	C 100	2.247	Ava	83%	80%	100%	1.492
Frame Shed	1998	80	C 100	3.692	Ava	83%	80%	100%	2.451
Outbuilding Total									191,793

Acpt Land 739,400 **Accepted Bldg** 432,800 **Total** 1,172,200



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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**

DLN: 1002140150143
 Registry: CUMBERLAND
 Date/Time Recorded: 6/28/2021 9:43:00 AM
 Transfer Tax Amount: _____
 Doc Number: 45758
 Book: 38361
 Page: 207
BOOK/PAGE - REGISTRY USE ONLY

1. County **CUMBERLAND**
 2. Municipality **HARRISON**

3. GRANTEE/PURCHASER
 Last name, first name, MI; or business name
JO ANNOFORESTER

Mailing address
19 HOP BROOK LANE
 Municipality
SUDBURY

State
MA
 ZIP Code
00000-1776

4. GRANTOR/SELLER
 Last name, first name, MI; or business name
JENNIFERMBUCHANAN

Mailing address
14 TRUNDY ROAD
 Municipality
CAPE ELIZABETH

State
ME
 ZIP Code
00000-4107

5. PROPERTY

Tax Map	Block	Lot	Sub-lot	Tax maps exist for property	No	Type of property:	204
21		106	4				
Physical Location				Multiple parcels	No	Acreage:	1.20
7 ZAKALO ISLAND ROAD				Portion of parcels	No		

6. TRANSFER TAX

Purchase Price	1,250,000.00
Fair market value	0.00
Claiming exemption: No	
Exemption type:	

7. DATE OF TRANSFER (MM/DD/YYYY) **06/25/2021**

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

Classified: **No**

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Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation

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10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident **Yes**
 A waiver has been received from the State Tax Assessor **No**
 Consideration for the property is less than \$50,000 **No**
 The transfer is a foreclosure sale **No**

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct, and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER Name of preparer: **CARLY JOYCE**
 Mailing address: **970 BAXTER BLVD SUITE 204
 PORTLAND ME 04103**

Phone number: **(207)-761-7277**
 Email address: **carlys@tsettlement.com**

SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM

Additional Grantors/Sellers

Name

JAMESABUCHANAN

Account: 1875 Card: 1 of 1

Map/Lot: 21-0106-05
Location: 5 ZAKELO ISLAND RD

Neighborhood 3	Long Lake	Sale Data	
Zoning/Use	Shoreland Subdivision	Sale Date	09/25/2019
Topography	Rolling	Sale Price	145,000
Utilities	Dug Well Septic System	Sale Type	Land Only
Street	Semi Improved	Financing	Unknown
		Verified	Public Record
		Validity	Other Non-Valid

Reference 1 Zakelo Island - Lot 05
Reference 2
Tran/Land/Bldg 2 1 7
Shore Ft Frnt 315 Subdivision Y
Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.45	Fr. A-Baselot Imp (Fract)	900,000	1,083,743.51	70.0%	Access	758,620
0.65	Acre-Rear Land 2+	6,000.00	3,900.00	100%		3,900
Total Acres 2.10			Land Total			762,520

Dwelling Description				Replacement Cost New	
Contemporary	Two Story	1280 Sqft	Grade A 120	Base	594,746
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	1200 Sqft, Grade B	Basement Gar	None	Fin Bsmt	44,253
Heating	100% Electric	Cooling	100% Heat Pump	Heat	14,792
Rooms	4				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	40,446
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	Typical	Typical	Average	Typical	694,237
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						Value(Rcnld)
						652,583

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2020	640	A 120	21.379	Ava	20,096
Outbuilding Total						20,096

Accpt Land	762,500	Accepted Bldg	672,700	Total	1,435,200
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Harrison
Name: GUNDERSON, BARRY D

Valuation Report

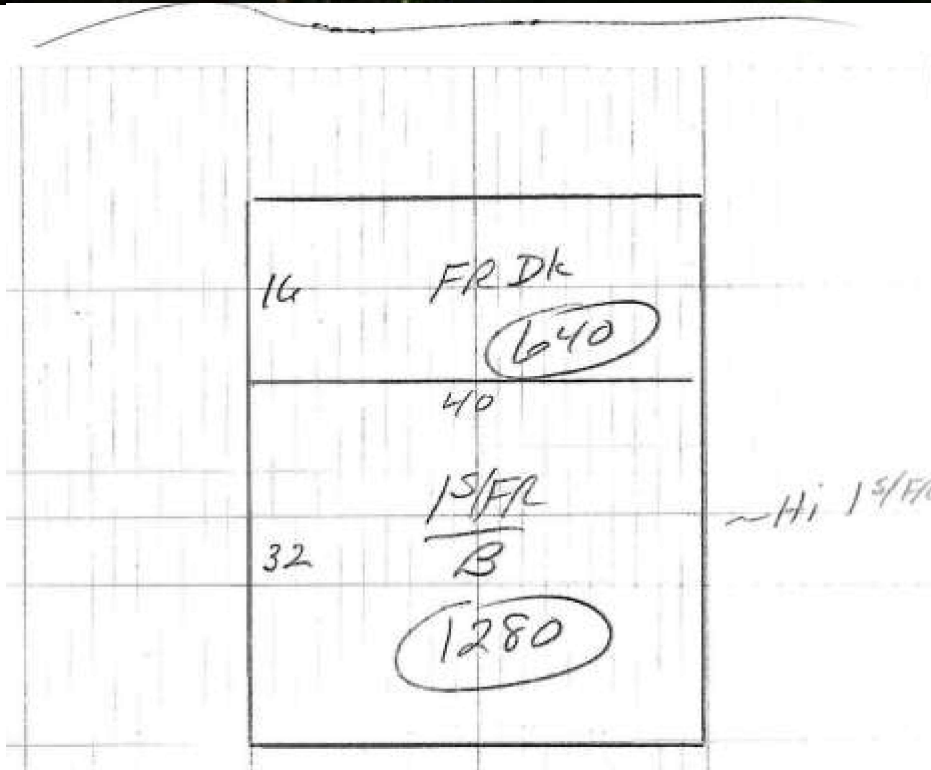
03/24/2026

Page 2

Account: 1875

Map/Lot:
Location:

21-0106-05
5 ZAKELO ISLAND RD





Large dock on this Private beautiful Island



5 Zakelo Island Road HARRISON

\$2,450,000

ACTIVE
MLS# 1600013

- > **Single Family Residence**
- > **3 BR**
- > **2.1 Acres**
- > **Lake**
- > **Scenic View**
- > **Built in 2024**
- > **4 BA**
- > **3,300 SqFt**
- > **Long**

MAINE, LONG LAKE, PRIVACY, 540 FEET OF LAKE FRONTAGE ON 2 ACRES, BRAND NEW 3300 SQ. FT CONTEMPORARY MAINTENANCE FREE CUSTOM BUILT HOME! Could you ask for more?! This lovely home has a fabulous feel of the outside in with its triple pane imported large custom windows that encompass a large part of the home. The house offers three levels, 3 large bedrooms, 3.5 baths and ceilings that are 22- 25 ft high. The main floor is built for complete occupancy with a primary bedroom suite, great room, custom kitchen, laundry and half bath with a large 16x 40 deck off the great room and a primary suite with a steam shower. Third floor offers 2 large bedrooms and a shared full bath. First floor is ground level on three sides and is a full walk-out with 2 large rooms, which could potentially be a family/ game room, office space, bunk room or what fits your needs, along with a full bath and mechanical room. Also the cleanest heat and cooling system with 9 heat pumps throughout the home. Panoramic views of the lake from all levels with a large dock. This property is located with 6 other very secluded homes on Zakelo Island, a 2 minute boat ride from the parking and dock area on the mainland. The island is accessible 9 months of the year. Being on the island in the winter is just as remarkable as the summer to enjoy the winter fun of snowmobiling, ice fishing, cross country skiing, or just watching the snowfall in the winter wonderland outside your splendid retreat. Book your showing to view this special getaway.

GENERAL / LAND



STYLE	Contemporary
YEAR BUILT	2024
COUNTY	Cumberland
CITY	Harrison
LOT SIZE	2.1 acres

ZONE	Shoreland
VIEW	Scenic
LOCATION	Neighborhood, Rural

SEASONAL	Unknown
-----------------	---------

WATER FRONTAGE	Yes
-----------------------	-----

WATER BODY TYPE	Lake
------------------------	------

WATER BODY NAME	Long
------------------------	------

FULL TAX AMOUNT	\$7,436.00
------------------------	------------

TAX YEAR	2023
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MONTHLY ASSOCIATION FEE	\$ 0.00
--------------------------------	------------

ROOMS

BATHS TOTAL	4
--------------------	---

BATHS FULL	3
-------------------	---

BATHS HALF	1
-------------------	---

SQFT FINISHED ABOVE GRADE	3300
----------------------------------	------

BASEMENT	Daylight, Finished, Full, Slab, Walkout Access
-----------------	--

AMENITIES

AMENITIES	1st Floor Bedroom, 1st Floor Primary Bedroom w/Bath, Bathtub, Laundry - 2nd Floor, One-Floor Living, Primary Bedroom w/Bath, Shower, Walk-in Closets
------------------	--

APPLIANCES INCLUDED

Washer, Wall Oven, Refrigerator, Microwave, Gas Range, Dryer, Dishwasher, Cooktop

CONSTRUCTION / UTILITIES

CONSTRUCTION	Wood Frame
EXTERIOR	Vinyl Siding
FOUNDATION MATERIALS	Poured Concrete, Slab
BASEMENT	Daylight, Finished, Full, Slab, Walkout Access
ROOF	Metal
FLOORS	Composition, Tile, Vinyl
HEAT SYSTEM	Heat Pump
HEAT FUEL	Electric
GAS	Bottled
WATER HEATER	Electric, Heat Pump
ELECTRIC	Circuit Breakers
WATER	Private, Well
WASTE WATER DISPOSAL	Private Sewer, Septic Design Available

ROADS / PARKING

DRIVEWAY	Common, Gravel
PARKING	Other Parking, 1 - 4 Spaces, Off Site
ROADS	Gravel/Dirt, Private