



Cumberland County
Board of Assessment Review
Meeting Agenda - Final-Amended

Meeting Location: Feeney Conference Room

BAR Hearings are scheduled upon request and open to the public.

Wednesday, April 23, 2025

5:30 PM

**Peter Feeney Room
County Courthouse
205 Newbury St
Portland, ME 04101**

Join Zoom Meeting - CANCELLED

<https://us02web.zoom.us/j/89833088121?pwd=rU1aK93UdMsiXNRtwur5elcKsgNxPd.1>

Meeting ID: 898 3308 8121

Passcode: 568541

One tap mobile

+13126266799,,89833088121#,,,,*568541# US (Chicago)

+16469313860,,89833088121#,,,,*568541# US

Meeting ID: 898 3308 8121

Passcode: 568541

Find your local number: <https://us02web.zoom.us/j/89833088121?pwd=rU1aK93UdMsiXNRtwur5elcKsgNxPd.1>

CALL TO ORDER**ROLL CALL****APPROVAL OF MINUTES**

[BAR 25-004](#) Approval of the minutes, February 25, 2025, meeting of the Board of Assessment Review

Attachments: [2025.02.25 BAR Draft Minutes](#)

NEW BUSINESS

The Board may ask questions during each appeal. The Board may receive any oral or documentary evidence, but shall exclude irrelevant, immaterial, or unduly repetitious evidence. Each party shall have the right to present his/her case or defense by oral or documentary evidence, to submit rebuttal evidence, and to conduct such cross-examination as may be required for a full and true disclosure of facts. After the appeal is presented the Board may continue to deliberate or may close the hearing and continue deliberations for 60 days from the date of the appeal or longer if a Taxpayer Extension of Time has been submitted by the Appellant.

After a decision is reached, the Secretary for the Board shall issue a written decision for each appeal and send to the Appellant, the Assessor and the Cumberland County Commissioners within 10 days.

If the Board fails to give written notice of its decision within 60 days of the date the application was filed, unless the applicant agrees in writing to further delay, the application is deemed denied and the applicant may appeal to the Superior Court as if there had been a written denial.

[BAR 25-005](#) Appeal for a 2024 - 25 Tax Abatement Request for 475 Cape Monday Rd, Harrison, ME, MAP/Lot 0013/0055 by Lawrence Makovich.

Attachments: [2025.02.03 BAR Appeal Makovich 475 Cape Monday Rd Harrison](#)
[Assessors Packet Makovich 475 Cape Monday Rd Harrison](#)
[*2nd Assessors Packet Makovich 475 Cape Monday Rd Harrison](#)

[BAR 25-006](#) Appeal for an additional 2024 - 25 Tax Abatement Request for 162 Ring Landing Rd, Casco, ME MAP/Lot 0019/0055/1 by Thomas and Charleen O'Brien, Brenda Sieben, and Karen Perkins. (Appeal Withdrawn)

Attachments: [2025.04.23 Withdrawal 162 and 168 Ring Landing Rd Casco](#)

[BAR 25-007](#) Appeal for an additional 2024 - 25 Tax Abatement Request for 168 Ring Landing Rd, Casco, ME MAP/Lot 0019/0055/2 by David Smith and Rodney Smith. (Appeal Withdrawn)

Attachments: [2025.04.23 Withdrawal 162 and 168 Ring Landing Rd Casco](#)

NEXT MEETINGS:

Wednesday, April 14, 2025 at 5:00PM

Wednesday, April 21, 2025 at 5:00PM

ADJOURNMENT



Cumberland County

142 Federal St
Portland, ME 04101

Position Paper

File #: BAR 25-004

Agenda Date: 4/23/2025

Title:

Approval of the minutes, February 25, 2025, meeting of the Board of Assessment Review

Background and Purpose of Request:

Review and approve the attached minutes.



Cumberland County

Board of Assessment Review

Meeting Minutes - Action Results

142 Federal St, Portland
ME 04101

Meeting Location: Feeney Conference Room

Tuesday, February 25, 2025

5:30 PM

Peter Feeney Room
County Courthouse
205 Newbury St
Portland, ME 04101

Option to Join Via Zoom

www.cumberlandcounty.org/live

Instructions to participate are on the agenda.

Send public comments to gailey@cumberlandcounty.org

CALL TO ORDER

ROLL CALL

Present: 4 - Board Member Alex Coupe, Board Member Edward Getty, Board Member Geoffrey Crain and Board Member Peter Coyne

Excused: 1 - Board Member David Silk

NEW BUSINESS

[BAR 25-001](#) Timeliness of Application for Appeal of Tax Abatement for 25 Pond View Way, Casco ME, as described in Statute, 36 M.R.S §844(1) and 36 M.R.S §842.

Appellant Jefferey Messer was present and summarized why his appeal should be considered timely.

A motion was made by Board Member Getty, seconded by Board Member Coupe, that the BAR Agenda Item be APPROVED. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Getty, Board Member Crain and Board Member Coyne

No: 0

Excused: 1 - Board Member Silk

[BAR 25-003](#) Appeal of 2024 - 25 Tax Abatement for 25 Pond View Way, Casco ME MAP/Lot 0015/0001-7 by Jeffrey Messer representing Anibella Properties (Added In Session) is overvalued and reduced to \$355,000 down from \$422,310.

Appellant Jefferey Messery presented his case to the Board of Assessment Review.

Representing the Casco Town Assessor were Regional Assessing Analyst Bill Dale, Regional County Assessor Rob Sutherland, and Sandra Schmukey.

The Board of Assessors heard both oral arguments and made their final

determination.

A motion was made by Board Member Coupe, seconded by Board Member Coyne, that the BAR Agenda Item be APPROVED. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Getty, Board Member Crain and Board Member Coyne

No: 0

Excused: 1 - Board Member Silk

[BAR 25-002](#) Appeal of 2024 - 25 Tax Abatement for 400 Carsley Rd, Harrison ME MAP/Lot 24-009 by Dominic and Anita Micale requesting a reduction of \$158,400 of the assessed value.

Appellants Dominic and Anita Micale presented their case to the Board of Assessment Review.

Representing the Harrison Town Assessor was Assessing Agent Bob Gringas of Parker Appraisals.

The Board of Assessors heard both oral arguments and made their final determination.

A motion was made by Board Member Coupe, seconded by Board Member Coyne, that the BAR Agenda Item be APPROVED. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Getty, Board Member Crain and Board Member Coyne

No: 0

Excused: 1 - Board Member Silk

NEXT MEETING: Wednesday. April 23, 2025 at 5:30pm

ADJOURNMENT

The meeting adjourned at 8:07pm.

A full transcript of the meeting may be viewed at www.cumberlandcounty.org/live



Cumberland County

142 Federal St
Portland, ME 04101

Position Paper

File #: BAR 25-005

Agenda Date: 4/23/2025

Agenda #:

Title For Agenda Item:

Appeal for a 2024 - 25 Tax Abatement Request for 475 Cape Monday Rd, Harrison, ME, MAP/Lot 0013/0055 by Lawrence Makovich.

Background:

Please see the attached application for the requested abatement amount and reasons for requested abatement.

Date of Assessor's Tax Decision: 01/09/2025

Date Cumberland County BAR Appeal Filed: 01/28/2025

Number of Days Appeal Filed from Assessor's Decision: 19 Days

County BAR Received Taxpayer Granted Extension: Yes, 3/7/2025

Maine
Cumberland **County**



CUMBERLAND COUNTY BOARD OF ASSESSMENT REVIEW
APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(Pursuant to Title 36 M.R.S.A. § 844-M)

NOTE: Application must **first** be made to the Assessor

1. NAME OF APPLICANT: Lawrence J Makovich
2. ADDRESS OF APPLICANT: 475 Cape Monday Road, Harrison, ME, 04040
3. TELEPHONE NUMBER: 781 354 1198
4. NAME, ADDRESS AND TELEPHONE NUMBER OF ATTORNEY/AUTHORIZED AGENT, IF ANY: _____

5. STREET ADDRESS OF PROPERTY: 475 Cape Monday Road MAP/LOT: 13-0055
6. MUNICIPALITY IN WHICH PROPERTY IS LOCATED: Harrison
7. ASSESSED VALUATION:

(a)	LAND:	\$ <u>9,228.00</u>
(b)	BUILDING:	\$ <u>443,000</u>
(c)	TOTAL:	\$ <u>1,365,200</u>
8. OWNER'S OPINION OF CURRENT VALUE:

(a)	LAND:	\$ <u>738,206</u>
(b)	BUILDING:	\$ <u>443,000</u>
(c)	TOTAL:	\$ <u>1,181,206</u>
9. ABATEMENT REQUESTED (VALUATION AMOUNT): \$ 184,594
(#7(c) minus #8(c) = #9)
10. TAX YEAR FOR WHICH ABATEMENT REQUESTED: current
11. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: 0
12. DATE OF ASSESSOR'S DECISION: 01-09-2025
13. A BRIEF STATEMENT OF ALL PRIOR PROCEEDINGS BEFORE THE ASSESSOR CONCERNING THE DISPUTED ASSESSMENT: _____
I applied for an abatement of \$ 184,560 on November 8, 2024.
Board of Assessors denied the application on January 9, 2025.

14. REASONS FOR REQUESTING ABATEMENT. PLEASE BE SPECIFIC, STATING GROUNDS FOR BELIEF THAT ASSESSMENT IS "MANIFESTLY WRONG" FOR ASSESSMENT PURPOSES. ATTACH EXTRA SHEETS IF NECESSARY. Note that the Maine Supreme Court has held in tax abatement cases that in order to prevail, the taxpayer must prove one of three things:
- (1) The judgment of the Assessor was irrational or so unreasonable in light of the circumstances that the property is substantially overvalued and an injustice results;
 - (2) There was unjust discrimination; or
 - (3) The assessment was fraudulent, dishonest or illegal.

Only if one of these three things is proven by the taxpayer, is the assessment said to be "manifestly wrong."

Reasons explained in attached statement.

15. ESTIMATED TIME FOR PRESENTATION AT HEARING: 15 minutes

Submit **TEN (10) COPIES** (an original plus 9 copies) of the application and any documentation available to support your claim. **ONE COPY MUST** be submitted to your municipal tax assessor that sent you the denial letter. All documentation **MUST** be submitted with the application or at least **fourteen (14) days prior to hearing date** to Cumberland County Board of Assessment Review, c/o Administrative Assistant, 142 Federal Street, Portland, ME 04101. You will be notified of the scheduled hearing date.

To the Cumberland County Board of Assessment Review: In accordance with the provisions of 36 M.R.S.A. § 844-M, I hereby make written application for an appeal of the assessed value of the property as noted above. The above statements are correct to the best of my knowledge and belief.

January 28, 2025
Date

Lauren J. Makovick
Signature of Applicant

THIS APPLICATION MUST BE SIGNED.

A separate application form should be filed for each separately assessed parcel of real estate claimed to be "manifestly wrong."

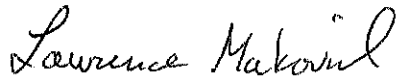
Cumberland County Commission Review
C/O Administrative Assistant
142 Federal Street
Portland, Maine 04101

January 30, 2025
475 Cape Monday Road
Harrison, Maine 04040

To whom it may concern:

I have elected to appeal the decision by the Harrison Board of Assessors to deny my property tax abatement application. As required, I have attached 10 copies of the application and supporting documents and I have sent a copy to the Town of Harrison Board of Assessors.

Sincerely,

A handwritten signature in cursive script that reads "Lawrence Makovich".

Lawrence Makovich

Lawrence Makovich reasons for requesting property tax abatement at 475 Cape Monday Road, Harrison, Maine

I want to appeal the January 9, 2025, denial by the Town of Harrison, Maine Board of Assessors of my Application for Abatement of Property Taxes for the current year at my home located at 475 Cape Monday Road, Harrison, Maine.

I assert that my current assessment is manifestly wrong because of unjust discrimination in the valuation formula employed to determine the property value of my home for tax purposes.

The valuation report for my property (attached) shows that a factor of 1.25 was applied to the estimate of the market price per unit (acre) of land to increase the taxable value of my 0.48-acre lot from \$738,206 to \$922,758 (a difference of \$184,552). I assert unjust discrimination exists because some of the Harrison property reports of comparable homes show the application of a 1.00 factor while some homes (mine included) show the application of a 1.25 factor.

My November 8, 2024, abatement application to the Town of Harrison Board of Assessors asked for an explanation of the discrimination among properties in the application of the land valuation factor. As the January 9, 2025, letter from the Harrison Board of Assessors shows, the denial of my abatement application did not provide any explanation of the origin or reason for the factor as well as not providing any explanation for the application of the 1.25 factor to some properties while the 1.00 factor was applied to other properties. I assert that the unexplained application of different factors on the estimated market value of land results in unexplained valuation discrimination and that unexplained valuation discrimination is unjust.

The Town of Harrison provided two valuation reports (attached) of properties they considered similar to my property in their letter (attached) dated January 9, 2025. The two property reports were provided to explain their reasons for denying my application for abatement of property taxes. However, I believe the two reports explain why I should be granted an abatement of property taxes due to unjust discrimination in the method employed to value properties.

The valuation reports sent by the Town of Harrison Board of Assessors describe the method employed to value the land as being the same for my property as well as for the two comparable properties. Since these properties were supposed to be similar to mine, it is not clear why one would have the 1.00 factor applied while the other would have the 1.25 factor applied. However, despite my request for an explanation in my abatement application, the Town of Harrison Board of Assessors response does not explain how the application of the common "Acres-Base/lot Imp (Fract)" method can

involve applying 1.00 factors on land values for some properties while applying a 1.25 factor to other properties.

Although the comparison reports sent by the Town of Harrison indicate the same methods were employed to value the land, the comparison reports illustrate the method employed resulted in an unexplained discrimination in valuation due to the unexplained application of 1.00 and 1.25 factors to determine land values. The 545 Cape Monday Road valuation report shows that a factor of 1.00 was applied to the estimate of the market value of the land. In this case, applying a factor of 1.00 resulted in no difference arising between the estimated market value of the land and valuation of the land for property tax purposes. On the other hand, the 539 Cape Monday Road valuation report shows a factor of 1.25 was applied to the estimate of the market value of the land. In this case, applying a factor of 1.25 results in the property valuation of land (\$1,013,748) being higher than the estimate of the market value of the land (\$810,998)—a difference of \$202,750.

Housing market conditions change enough from year to year that it is difficult to judge the accuracy of the 2024 market valuation (\$1,431,100) of the 545 Cape Monday Road property based on the observed prior 3-year transaction price of \$2,200,000. In contrast, the accuracy of the 2024 market valuation of the 539 Cape Monday Road property can be easily judged in relation to its 2024 transaction price of \$1,200,000.

The 539 Cape Monday Road 2024 total valuation (\$1,353,100) reflected market conditions for land and structures along with the 1.25 factor applied to the land valuation. The total valuation of land and structures turned out to be \$153,100 above the actual 2024 market transaction price observed from the sale of the property (\$1,200,000). The example of the 539 Cape Monday Road home sale provided by the Town of Harrison Board of Assessors indicates that if a factor of 1.00 rather than the 1.25 had been applied in the 2024 valuation of the 539 Cape Monday Road property, then the observed difference between the 2024 valuation of the home and the 2024 sale price of the home would have been reduced by two-thirds. From this perspective, the application of the discriminatory increase in the value of land proved to result in an overestimation of the market price of the property. In contrast, the 2024 valuation based on a 1.00 factor would equal 96 percent of the 2024 transaction price—a result that appears to approximate a prudent valuation goal for tax purposes.

I believe the valuation reports of the 539 Cape Monday Road and 545 Cape Monday Road properties provided by the Town of Harrison with no explanation for the discrimination in the application of the 1.00 versus 1.25 land value factor proves that properties such as mine that have a 1.25 factor-driven increase in the estimate of the market value of land are over assessed in relation to other properties in the municipality that have a factor of 1.00 applied in the valuation method.

I believe that the 539 Cape Monday Road case proves that the application of the 1.25 factor to the estimate of the market value of the land predictably causes an overvaluation of the overall property value compared to its market value, and this difference is approximately equal to the 1.25 factor-driven increase in the land valuation from the market-based estimate.

I believe that the valuation reports provided by the Town of Harrison Board of Assessors show variations in the applied price/unit estimate for the market value of the land as well as the replacement costs for structures by type. This variation should be expected when valuation parameters are data-driven from observed market transactions. The fact that the 1.25 factor is simply a 25 percent multiplier that when applied, does not vary from property to property is prima facie evidence that its origin is subjective rather than data driven. Under these conditions, the application of an arbitrary subjective factor to increase the value of land beyond the data-driven market-based price/unit of land is unreasonable and therefore manifestly wrong.

I believe that the valuation reports provided by the Town of Harrison Board of Assessors prove that the application of the 1.25 factor to the estimated market value of my property at 475 Cape Monday Road reflects an unexplained, subjective and therefore unjust discriminatory method and as a result, the overall valuation of my property (like the similar 539 Cape Monday Road property) exceeds its market value by approximately the 1.25 factor-driven increase in land valuation. Therefore, I seek an abatement in the property valuation of \$184,560 caused by the 1.25 factor-driven increase in the estimate of the value of my land.



Town Of Harrison *Maine*

Lawrence Makovich
11 Nichols Rd
Lexington, MA 02420

RE: Abatement Application for 475 Cape Monday Rd (Tax Map 13-0055)

Dear Mr. Makovich,

The Town of Harrison received your application for an abatement for 475 Cape Monday Rd (Tax Map 13-0055) for the 2024/2025 tax year. Your application was seeking an abatement for \$184,560, however, there was no official documentation submitted with your application.

After careful review of your property and Town records, your property is assessed fairly and equitably in comparison to similar properties in the Town of Harrison. The closest comparison is a property at 545 Cape Monday Rd (Tax Map 13-0041) which sold for \$2,200,000 in July of 2021, which is currently assessed at \$1,431,100. Another comparison is 539 Cape Monday Road (Tax Map 13-0043) which sold for \$1,200,000 in January of 2024. The Town currently has an assessment of \$1,353,100 for this property. It is also important to note the values of your property prior to the revaluation were based on values set during the last revaluation in 2007. A factoring process did not take place to adjust land values. They were reset to zero and new values were set based on current market information. An increase factor method cannot be used for comparisons.

If you wish to appeal this decision, your next step would be to appeal to the Cumberland County Commission at 142 Federal St, Suite 100, Portland, ME 04101, no later than 60 days from the date of this letter.

If you have additional questions, please contact the Town of Harrison at 207-583-0923.


Sincerely,
Board of Assessors
Town of Harrison


Matthew Frank


Philip Devlin


Nathan Sessions


Colleen Densmore


Debora Kane

Date: January 9, 2025

NOV 08 2024

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(Title 36 MRS, Chapter 105, §841)

This application must be signed and filed with the municipal assessor(s). A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

1. Name of Applicant: Lawrence Makovich
2. Mailing Address: 11 Nichols Road, Lexington, MA 02420
3. Property Address or Map/Lot: 475 Cape Monday Road / 13-0055
4. Telephone number for applicant: 781 354 1198
5. Tax year for which abatement is requested: Current 2024
6. Assessed valuation of real estate: \$ 1,364,000.00
7. Assessed valuation of personal property: _____
8. Abatement requested in real estate valuation: \$ 184,560
9. Abatement requested in personal property valuation: _____
10. Reasons for requesting abatement (please be specific, state grounds for belief that property is overvalued for tax purposes):
475 Cape Monday Road
The valuation of my property reflects that the estimate of the Market value of my land was multiplied by a factor of 1.25. Some of my neighbors with comparable properties had a factor of 1.00 applied. I am not aware of any reason why my land valuation was increased 25% and my comparable neighbors were not.

To the assessing authority of the Municipality of HARRISON

In accordance with the provisions of Title 36 MRS, Chapter 105, §841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

11-8-2024
Date

Lawrence J Makovich
Signature of Applicant

(Deadline: 01/07/2025)

INSTRUCTIONS:

IN GENERAL: This application must be filed with the Board of Assessors within 185 days from the date of commitment of the tax to which the objection is being made.

A separate application should be filed for each separately assessed parcel of real estate.

Application should be filed in duplicate.

A taxpayer, to be entitled to request abatement or to appeal from the decision of the local assessors, must have filed a list of his/her taxable property with the assessors, if properly so notified, in accordance with Title 36 MRS, Ch 105, §706.

If such list has not been filed upon proper notice, such list must be filed with this application, together with a statement as to why the list could not be filed at the proper time.

Written notice of their decision will be given by the assessors to the taxpayer within 10 days after the assessors take final action on the application. If such written notice is not given within 60 days from the date the application is filed, the application should be considered as having been denied, and the applicant may appeal as provided by Statute. The applicant may, in writing, consent to further delay.

- Question 1: Print full name.
- Question 2: Print full address to which mail should be sent.
- Question 3: Property address or MAP/LOT.
- Question 4: Telephone number for applicant.
- Question 5: Taxes are assessed as of April 1. The tax assessed as of April 1 of any year and billed thereafter is for the tax for that year.
- Question 6: Show the actual assessed valuation of the particular parcel of real estate, covered by this application, as to which abatement is requested. If abatement of real estate valuation is not requested, do not fill in this item.
- Question 7: Show the actual assessed valuation of personal property as to which abatement is requested. If abatement of personal property valuation is not requested, do not fill in this item.
- Question 8: Show amount by which you believe valuation should be reduced. For example, if valuation (Shown in Question 6) is \$3,000, and you believe it should be \$2,500, the entry in this item should be \$500.
- Question 9: See above, under Question 8.
- Question 10: Identify the property which you believe to be overvalued. State reasons for your claim, for example, sales prices of this or comparable properties. Please be specific, and bear in mind that the valuation should be in accord with the actual worth of the property and in line with the valuation of other property of like worth.

☐ The abatement requested is allowed in the amount of \$ _____ valuation.

☒ The abatement requested is denied. You have 60 days from the date this notice is received to appeal this decision to
CUMBERLAND COUNTY BOARD OF ASSESSMENT REVIEW

January 9, 2025
Date

Matthew H. Frank
Robert W. Smith
Nate Sisson
William R. Thompson
Albert M. Kero

Assessors,
Municipality of

Harrison, Maine

Harrison

Valuation Report

01/03/2025

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
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Exemption(s)	Land Schedule	3
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Land Description

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

Dwelling Description

Replacement Cost New

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
					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		
Attic	None			Plumbing	9,046
FirePlaces	1			Attic	0
Insulation	Full			Fireplace	6,462
Unfin. Living Area	NONE			Insulation	0
				Unfinished	0

Dwelling Condition

Dwelling Condition							Total Value(Rcnld)
Built 1963	Renovated 1992	Kitchens Typical	Baths Typical	Condition Above Average		Layout Typical	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	
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	Avg	97%	100%	100%	3,152
Open Frame Porch	2024	18	B 100	5,777	Avg	97%	100%	100%	5,604
One Story Frame	1963	408	B 145	76,603	Avg+	70%	100%	100%	53,622
Basement Entry	2024	45	B 100	5,580	Avg	97%	100%	100%	5,413
Encl Frame Porch	1963	190	B 140	26,097	Avg+	70%	100%	100%	18,268
Wood Deck	1971	192	C 100	4,687	Avg	69%	80%	100%	2,587
Generator	2018	1	C 100	8,025	Avg	94%	100%	100%	7,544
Fin 1st/Gar	1999	728	B 130	162,886	Avg+	86%	100%	100%	140,082
Plumbing Fixtures	2021	3	B 100	8,224	Avg+	96%	100%	100%	7,895
Heat Pump	2021	1	C 100	5,350	Avg+	96%	100%	100%	5,132

Outbuilding Total	249.303
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Accpt Land

922,800

Accepted Bldg

443,000 Total

1,365,800

Comp #1

Harrison

Valuation Report

01/03/2025

Name: ROSSELLO, JOHN T JR

Page 1

ROSSELLO, MARY JANE

13-0041

Account: 210 Card: 1 of 1

Map/Lot:

Location:

545 CAPE MONDAY ROAD

Neighborhood 3 Long Lake

Sale Data

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

Sale Date 07/13/2021
 Sale Price 2,200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BDL Subdivision - Lot 103

Reference 2

Tran/Land/Bldg 2 1 4

Shore Ft Frnt 100 Subdivision Y

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot Imp (Fract)	1,936,747	677,861	100%		677,861
Total Acres 0.35						677,861

Dwelling Description

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade A 130	Base	554,280
Exterior	Clapboard	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	1000 Sqft, Grade A	Basement Gar	None	Fin Bsmt	45,743
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	21,032
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	48,198
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,389
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Good	Typical	678,642
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	549,700	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1988	480	A 145	50,624	Good	84%	100%	100%	42,524
Open Frame Porch	1988	40	A 130	10,955	Good	81%	100%	100%	8,874
Encl Frame Porch	1988	64	A 130	15,226	Good	81%	100%	100%	12,333
Open Frame Porch	1988	322	A 130	33,021	Good	81%	100%	100%	26,747
Encl Frame Porch	1988	164	A 145	29,880	Good	84%	100%	100%	25,099
Wood Deck	1988	830	A 130	29,106	Good	81%	100%	100%	23,576
One Story Frame	1988	48	A 130	16,838	Good	81%	100%	100%	13,639
Wood Deck	1988	144	A 130	7,636	Good	81%	100%	100%	6,185
Open Frame Porch	1988	504	A 130	47,264	Good	81%	100%	100%	38,284
Generator	1988	1	C 100	8,025	Avq	78%	100%	100%	6,260
Outbuilding Total									203,521

Acpt Land

677,900

Accepted Bldg

753,200

Total

1,431,100

Comp #2

Harrison
Name: SHINNECOCK PROPERTIES LLC

Valuation Report

01/03/2025

Page 1

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 2025

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				Land Total		1,013,748

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade B 105	Base	264,227
Exterior	T111/Drop	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
					0
					0
Foundation	Concrete Block	Basement	No Bsmt Crawl	Basement	-13,841
Fin. Basement Area	9 Sqft, Grade ..0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,168
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	Typical	Typical	Average	Typical	262,311			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Basement	None	65%	95%	100%	161,977				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1973	70	B 105	3,494	Avq	65%	95%	100%	2,157
Wood Deck	1973	30	B 105	2,672	Avq	65%	95%	100%	1,650
Encl Frame Porch	1973	190	B 105	19,574	Avq	65%	95%	100%	12,087
Wood Deck	1973	70	B 105	3,494	Avq	65%	95%	100%	2,157
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						177,375			
Acpt Land		1,013,700	Accepted Bldg		339,400	Total		1,353,100	

475 Cape Neddick Road

Harrison ME

04840

C023



SHIP TO:
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PORTLAND ME 04101-4151

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Cumberland County Commission

C/o Administrative Assistant

142 Federal Street

Portland, ME

04101



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Scan



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

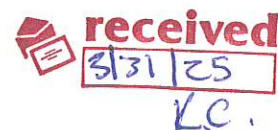
Enclosed please find a copy of similar properties with 2 dwelling units' quarters/garages or separate cottages with the same land factor (1.25) as 13-0055 to be used for the Markovich hearing on April 23 at 5:30 PM.

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.				

Inspection Witnessed By:		
X		
No./Date	Description	Date
	Harrison Spares Subdivision	
	Lots 31 & 32	
Notes: 25-ADD BE + replace exp + Fndk		

Front Foot	Type	Effective		Influence	Code	Influence Codes
		Frontage	Depth	Factor		
11. Regular Lot		5111		%		1. Unimproved
12. Delta Triangle				%		2. Excess Ftg
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
				%		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
Acreage/Sites		0.48		125		
Total Acreage		0.48				

Account

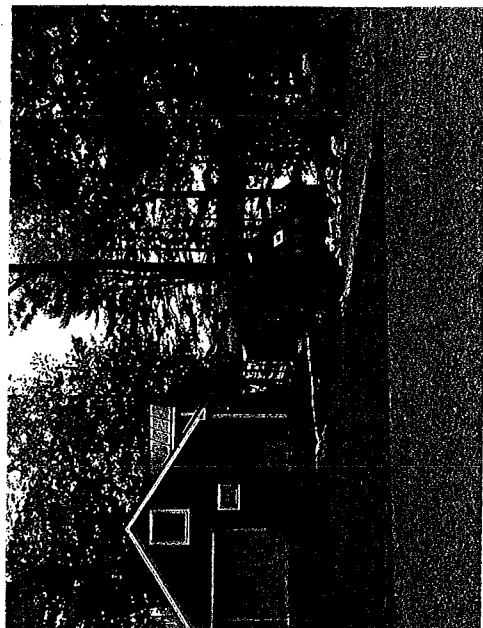
Map Lot Brown/white

Building Style	5. Garrison	9. Colonial	SF Bmnt Living	Layout	4. 4.75	7.
6. Split	10. Gambrel	10. Colonial	Fin Bmnt Grade	2. Inadeq	5.	8.
7. Ranch	11. Cottage	11. Cottage	OPEN-5-CUSTOMIZE	3. Horrid	6.	9.
8. Cape	12. Other	12. Other	Heat Type	Attic		
1. Dwelling Units			1. HWB/Rg	5. FWA	9. None 1.0	
2. Other Units			2. HWCI	6. GravWA	10. None 1.5	
3. Stories			3. H Pump	7. Electric	11. None 2.0	
4.1.5	7.		4. Steam	8. F/Wall	12. None 2nd	
5.1.75	8.		Cool Type			
6.2.5	9.		1. Refrig	4. W&C Air	7.	
			2. Evapor	5.	8.	
			3. H Pump	6.	9. None	
Exterior Walls			Kitchen Style			
1. Wood Sht	9. Masonite		1. Modern	4. Obsolete	7.	
2. Vm/Al	10. Clapboa		2. Typical	5.	8.	
3. T111/Dro	11. B& B		3. Old Type	6.	9. None	
4. Asbestos	12. Vertica		Bath(s) Style			
5. Stucco			1. Modern	4. Obsolete	7.	
6. Brick/St			2. Typical	5.	8.	
7. Cement P			3. Old Type	6.	9. None	
8. Log Sidi			# Rooms	16		
9. Rubber			# Bedrooms	3		
4. Composite			# Full Baths	2		
5. Wood			# Half Baths	0		
6. Rolled			# Addn Fixtures	0		
SF Masonry Trim			# Fireplaces	1		
OPEN-3-CUSTOM						
Year Built	1963					
Year Remodeled	1992					
Foundation						
1. Concrete	4. Wood	7.				
2. C Block	5. Slab	8.				
3. Br/Stone	6. Piers	9.				
Basement						
1.1/4 Bmnt	4. Full Bmnt	7. Piers				
2.1/2 Bmnt	5. Crawl Sp	8.				
3.3/4 Bmnt	6. Slab	9. No Basement				
Bsmnt Gar # Cars	0					
Wet Basement						
4.	7.					
2. Damp	5.	8.				
3. Wet	6.	9.				

Date Inspected

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 %	
4b	2024	45	4100	4	%	100 %	
22		190	4140	5	%	100 %	
67e shore 12x16	1971?	192	3100	4	%	80 %	
90	2018	1	3100	4	%	100 %	
81	1999	728	4130	5	%	100 %	
83	2021	3	4100	5	%	100 %	
97 Heart Pump	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

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.Gravel	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		0.180		%		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				
16. Regular Lot				%		Acres
17. Secondary Lot				%		30. Water Frontage
18. Excess land				%		31. Tillable
19. Condominiums				%		32. Pasture
20. Miscellaneous				%		33. Orchard
				%		34. FarmSpace-Hard
				%		35. FarmSpace-SFW
Fract. Acre		Acreage/Sites				36. FarmSpace-Mix
21. Basslot Imp (21	0.83		12.5	%	37. TreeGrowth-Sof
22. Basslot UnImp(28	0.67		%	%	38. TreeGrowth-Mix
23. Misc (%	%	39. TreeGrowth-Har
Acres				%	%	40. Wasteland
24. Basslot Imp				%	%	41. FarmSpace-Hard
25. Basslot UnImp				%	%	42. MoHo Sites
26. Frontage				%	%	43. Condo Sites
27. 2ND ACRE				%	%	44. Lot Improvement
28. Rear Land (2+						45. Camp Sites
29. Rear Land (12+						46. Gravel pit
		Total Acreage		1.50		

Inspection Witnessed By:

3

No./Date	Description	Date Insp.

Notes:

Harrison

Map Lot Green/Creme

Account

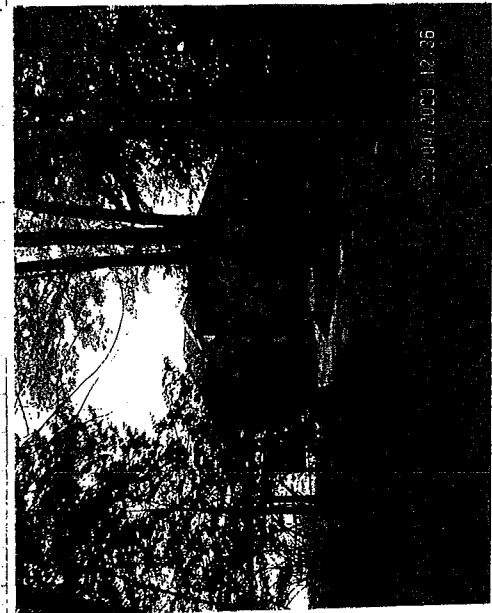
Location

Card

Of

Building Style		SF Bsm't Living		Layout		Location	
1.Conv.	5.Garrison	9.Colonial	Fin Bsm't Grade	4.	7.		
2.Ranch	6.Split	10.Gambrel	OPEN-5-CUSTOMIZE	5.	8.		
3.R.Ranch	7.Cottage	11.Cottage	Heat Type	6.	9.		
4.Cape	8.Saltbox	12.Other	1.HVAC/Ra	9.None 1.0			
Dwelling Units			2.HWCI	10.None 1.5			
Other Units			3.H Pump	11.None 2.0			
Stories			4.Steam	12.None 2nd			
1.1	4.1.5	7.	Cool Type	Insulation			
2.2	5.1.75	8.	1.Refrig	4.Minimal			
3.3	6.2.5	9.	2.Evapor	5.			
Exterior Walls			3.H Pump	6.			
1.Wood Shi	5.Stucco	9.Masonite	Kitchen Style	Unfinished %			
2.Vinyl	6.Brck/St	10.Clapboa	1.Modern	Grade & Factor			
3.T111/Dro	7.Cement P	11.B&B	2.Typical	1.E Grade			
4.Asbestos	8.Log Sidi	12.Vertica	3.Old Type	2.D Grade			
Roof Surface			Bath(s) Style	3.C Grade			
1.Asphalt	4.Composit	7.Rubber	1.Modern	SQFT (Footprint)			
2.Slate	5.Wood	8.Other	2.Typical	1046			
3.Metal	6.Rolled	9.	3.Old Type	Condition			
SF Masonry Trim			# Rooms	1.Poor			
OPEN-3-CUSTOM			# Bedrooms	2.Fair			
OPEN-4-CUSTOM			# Full Baths	3.Avg-			
Year Built	1998		# Half Baths	Phys. % Good			
Year Remodeled			# Addn Fixtures	Funct. % Good			
Foundation			# Fireplaces	Functional Code			
1.Concrete	4.Wood	7.		1.Incomp			
2.C Block	5.Slab	8.		2.O-Built			
3.Br/Stone	6.Piers	9.		3.Heat			
Basement				Econ. % Good			
1.1/4 Bmt	4.FULL BMT	7.Piers		Economic Code			
2.1/2 Bmt	5.Crawl Sp	8.		0.None			
3.3/4 Bmt	6.Slab	9.No Basem		1.Location			
Bsm't Gar # Cars				2.Encroach			
Wet Basement				Entrance Code			
1.Dry	4.	7.		1.Interior			
2.Damp	5.	8.		2.Refusal			
3.Wet	6.	9.		3.Informed			
				Information Code			
				1.Owner			
				2.Relative			
				3.Tenant			

Additions, Outbuildings & Improvements					Date Inspected 7/26/23				
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
59		100			%	%		1.One Story Fram	7.
21		64			%	%		2.Two Story Fram	8.
21	2024	296	5120	4	%	100		3.Three Story Fr	9.
67	2024	360	5120	4	%	100		4.1 & 1/2 Story	
84	12X12	2001	144	4	%	100		5.1 & 3/4 Story	
67AT	5X16	2001	80	4	%	100		6.2 & 1/2 Story	
81	24X28	1999	672	4	%	100		21.Open Frame Por	
21AT	8X20	1999	160	4	%	100		22.End Frame Por	
167AT	8X20	1999	160	4	%	100		23.Frame Garage	
28		1	3100	4	%	100		24.Frame Shed	
					%	100		25.Frame Bay Wind	
					%	100		26.15ft Overhang	
					%	100		27.Unfin Basement	
					%	100		28.Unfinished Att	
					%	100		29.Finished Att	



2024/07/26 12:35

Harrison
Name: MEISSNER, THOMAS P JR - REVOCABLE

Valuation Report

03/28/2025

Page 1

13-0027

Account: 1307 Card: 1 of 1

Map/Lot:

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	Percent Good	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

Acpt Land

1,073,800

Accepted Bldg

521,400

Total

1,595,200

CASALI RODERIC, LAUREL, JONATHAN RICHARD & MELISSA DUTRISAC FAMILY B29810P113 B29719P215 Maplot: 13-0028 13 LOVEJOY ISLAND WAY		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. 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							
Date Insp.							
X							
No./Date	Description						
Notes:							

Front Foot		Type	Effective	Influence	Influence Codes
11. Regular Lot			Frontage	Factor	Code
12. Delta Triangle			5176		
13. NAbia Triangle					
14. Rear Land					
15. Miscellaneous					
Square Foot					
16. Regular Lot					
17. Secondary Lot					
18. Excess land					
19. Condominiums					
20. Miscellaneous					
Fract. Acre					
21. Baselot Imp (
22. Baselot UnImp(
23. Misc (
Acres					
24. Baselot Imp					
25. Baselot UnImp					
26. Frontage					
27. 2ND ACRE					
28. Rear Land (2+					
29. Rear Land (12+					
Total Acreage					
1.0					

Influence Codes	
1. Unimproved	%
2. Excess Frtg	%
3. Topography	%
4. Size/Shape	%
5. Access	%
6. Restriction	%
7. Open Space	%
8. Working Waterf	%
9. Conservation E	%
Acres	
30. Water Frontage	%
31. Tillable	%
32. Pasture	%
33. Orchard	%
34. FarmSpace-Hard	%
35. FarmSpace-SftW	%
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	%

Assessment Record

13 LOVEJOY ISLAND WAY

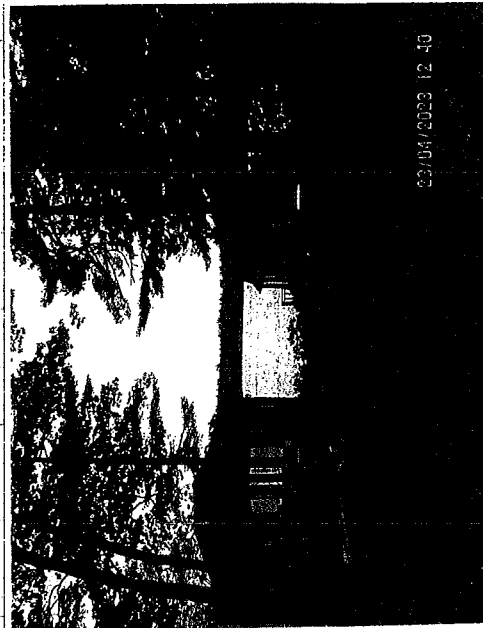
	%	%
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[illegible]

Total Acreage *see (1052)*

Account

Map Lot Green

[illegible]

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-Baslot 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		
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1955	128	D 100	9,514	Avg-	55%
				37,925		
				4,186		
				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

Map Lot 13-29

Location

Card / Of 2

Property Data

Neighborhood	3		
Tree Growth Year			
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.DF 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.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.	

Assessment Record

[illegible]

Total Acreage 1.26

Account

Map Lot *OAT/white*

SF Bsmt Living		Layout	
Fin Bsmt Grade	4. Typical	7.	
OPEN-5-CUSTOMIZE	5. 2x12x8	8.	
Heat Type	6. Horrid	9.	
1.HWB8 /Ra	Attic		
2.HWC1	1.1/4	4.Full Fin	7.1/4 UnFi
3.H Pump	10.None1.5	5.F/Stair	8.
4.Steam	11.None2.0	6.1/2 UnFi	9. None
Cool Type	12.None2nd		
1.Refrig	Insulation		
2.Evapor	1. Full	4.Minimal	7.
3.H Pump	2. Heavy	5.	8.
	3. Capped	6.	9. None
Kitchen Style	Unfinished %		
1.Modern	Grade & Factor	3.10	
2. Obsolete	1.E Grade	4.B Grade	7.AA
3.Old Type	2.D Grade	5.A Grade	8.AA+10
Bath(s) Style	6.A+10	9.Same	
1.Modern	SQFT (Footprint)	2.56	
2. Typical	Condition		
3.Old Type	1.Poor	4.Avg	7.V G
# Rooms	2.Fair	5.Avg	8.Exc
# Bedrooms	3.Avg	6.Good	9.Same
# Full Baths	Phys. % Good		
# Half Baths	Func. % Good	9.5	
# Addn Fixtures	Functional Code		
# Fireplaces	1.Incomp	4.Bsmt	7.
	2.O-Built	5.	8.
	3.Heat	6.	9.None
	Econ. % Good	1.00	
	Economic Code		
	0.None	9. None	7.
	1.Location	5.	8.
	2.Encroach	6.	9.
	Entrance Code	0	
	1.Interior	4.Vacant	7.
	2.Refusal	5.Estimate	8.
	3. Uniform	6.	9.
	Information Code	0	

8 FR. Dk 1716

23 FR 16 15 FR 16 256

15 FR B 25 325

13

9 EFF 10 80

5th FR Dk 1716

12x12

Shed

6x8

TRIO

Software

A Division of Harris Computer Systems

Building Style

5. Garrison

6. Split

7. Ranch

8. Cape

9. Other Units

10. Stories

11. 1.1

12. 4.1.5

13. 5.1.75

14. 6.2.5

15. 7.

16. 8.

17. 9.

18. 3.3

19. Exterior Walls

20. 1.Wood Shi

21. 5.Stucco

22. 2.Vin/Al

23. 6.Brick/St

24. 3.T111/Dro

25. 7.Cement P

26. 4.Asbestos

27. 8.Log Sidi

28. Roof Surface

29. Asphalt

30. 4.Composit

31. 7.Rubber

32. 2.Slate

33. 5.Wood

34. 6.Rolled

35. 9.

36. SF Masonry Trim

37. OPEN-3-CUSTOM

38. OPEN-4-CUSTOM

39. Year Built

40. 1964

41. Year Remodeled

42. 1989

43. Foundation

44. Concrete

45. 4.Wood

46. 7.

47. 2.C Block

48. 5.Slab

49. 3.Br/Stone

50. 6.Piers

51. 9.

52. Basement

53. 1.1/4 Bmt

54. 4.Full Bmt

55. 7.Piers

56. 2.1/2 Bmt

57. 8.

58. 3.3/4 Bmt

59. 6.Slab

60. 9.No Basem

61. Bsmt Gar # Cars

62. 0

63. Wet Basement

64. 1.Dry

65. 4.

66. 2.Damp

67. 5.

68. 3. Wet

69. 6.

Rocky/Sandy

Date Inspected 7/26/23

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
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			%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Property Data			Assessment Record		
Neighborhood	3	Year	Land	Buildings	Total
Tree Growth Year		Calc.			
Front Foot					
Depth					
Zone/Land Use	11				
Secondary Zone					
Topography					
1. Level	4. Below St	7.			
2. Sloping	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. Proposed	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. 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.			

Land Data					
Front Foot	Type	Effective		Influence Factor	Influence Code
		Frontage	Depth		
11. Regular Lot				%	1. Unimproved
12. Delta Triangle				%	2. Excess Frtg
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
				%	Acres
				%	30. Water Frontage
				%	31. Tillable
				%	32. Pasture
				%	33. Orchard
				%	34. FarmSpace-Hard
				%	35. FarmSpace-Strw
				%	36. FarmSpace-Mixe
				%	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. Camp Sites
Total Acreage 500 (1052)					

Inspection Witnessed By:	
No./Date	Description
Notes:	

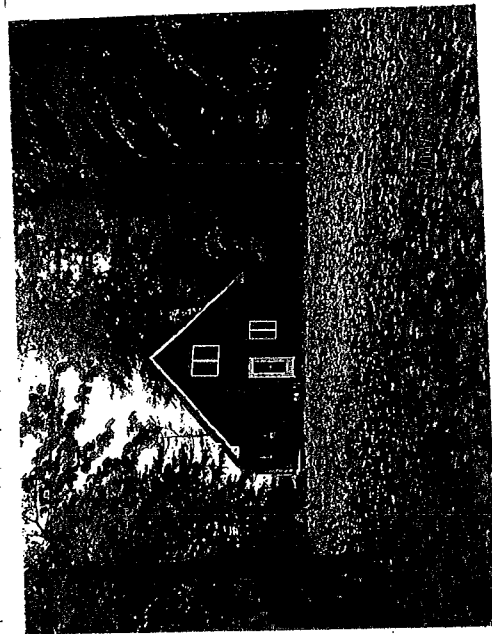
Map Lot TAN/white

Account

Location

Card Of

Building Style		SF Bsmt Living		Layout	
5. Garrison	9. Colonial	Fin Bsmt Grade	4. Typical	7.	
6. Split	10. Gambrel	OPEN-5-CUSTOMIZE	5. Inadeq	8.	
7. Contemp	11. Cottage	Heat Type	6. Horrid	9.	
8. Saltbox	12. Other	1. HWBB /Ra	Attic		
Dwelling Units		2. HWCI	1.1/4	4. Full Fin	7.1/4 UnFi
Other Units		3. H Pump	10. None 1.5	5. Fl/Stair	8.
Stories		4. Steam	11. None 2.0	6.1/2 UnFi	9. None
Exterior Walls		5. W&C Air	12. None 2nd	Insulation	
5. Stucco		6. None		1. Full	4. Minimal
6. Brick/St		7.		2. Heavy	5.
7. Cement P		8.		3. Capped	6.
8. Log Sidi		9. None		Unfinished %	
Roof Surface		Kitchen Style		Grade & Factor	3.1.0
4. Composite		4. Obsolete	7.	1.E Grade	4.B Grade
5. Wood		5.	8.	2.D Grade	5.A Grade
6. Rolled		6.	9. None	6.A+10	9.Same
SF Masonry Trim		Bath(s) Style		SQFT (Footprint)	16.50
OPEN-3-CUSTOM		1. Modern	7.	Condition	
Year Built		2. Typical	8.	1. Poor	7.V.G
Year Remodeled		3. Old Type	9. None	2. Fair	8.Exc
Foundation		# Rooms	2	3. Avg-	9.Same
4. Wood		# Bedrooms	1	Phys. % Good	
5. Slab		# Full Baths	1	Func. % Good	9.5
6. Piers		# Addn Fixtures	0	Functional Code	
7. Piers		# Fireplaces	0	1. Incomp	7.
8. Slab				2. O-Built	8.
9. No Basem				3. Heat	9. None
Basement				Econ. % Good	100
1.1/4 Bmt				Economic Code	
2.1/2 Bmt				0. None	7.
3.3/4 Bmt				1. Location	8.
Bsmt Gar # Cars				2. Enroach	9.
Wet Basement				Entrance Code	0
1. Dry				1. Interior	4. Vacant
2. Damp				2. Refusal	5. Estimate
3. Damaged				3. Damaged	6.



Date Inspected 7/26/23

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Func.	Sound Value
607		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.ISF 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	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	211,512
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Basement		None		75%	95%	100%
						150,702

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

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

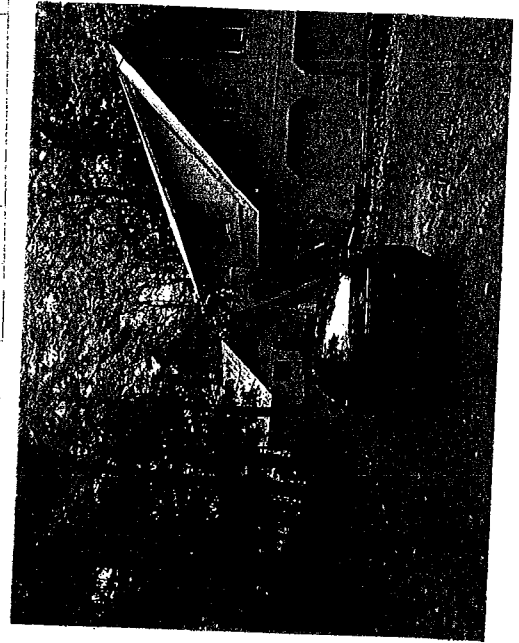
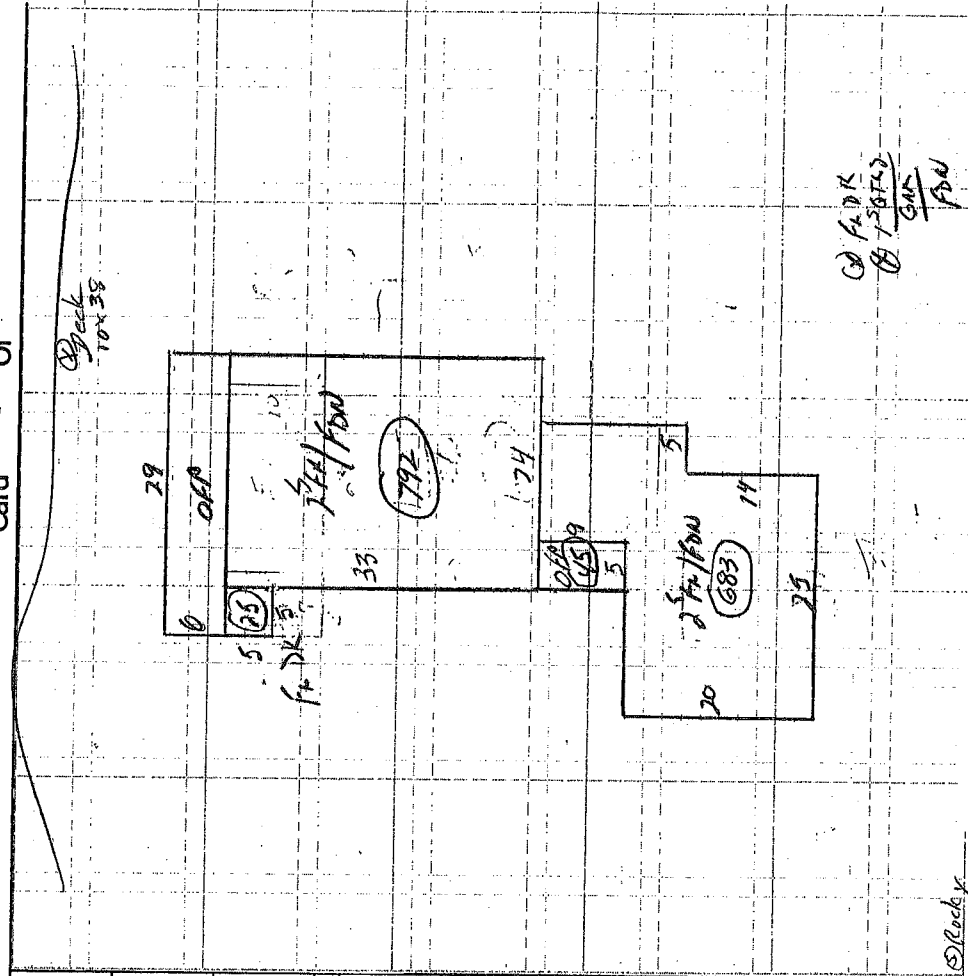
Harrison

Map Lot Gary W. H. H. E.

Account

Location

Card Of



SF Bmt Living				Location			
Fin Bmt Grade				Layout			
OPEN-5-CUSTOMIZE				1. Typical 4. 7.			
Heat Type				2. Trade 5. 8.			
1. HWB8 /Ra				3. Horrid 6. 9.			
2. HWCL				Attic			
3. H Pump				1.1/4 4. Full Fin 7.1/4 Unfr			
4. Steam				2.1/2 Fin 8.			
Cool Type				3.3/4 Fin 6.1/2 Unfr			
1. Refrig				Insulation			
2. Evapor				1. Full 4. Minimal 7.			
3. H Pump				2. Heavy 5. 8.			
Kitchen Style				3. Capped 6. 9. None			
1. Modern				Unfinished %			
2. Typical				Grade & Factor 5.1/6			
3. Old Type				1.E Grade 4.B Grade 7.AA			
Bath(e) Style				2.D Grade 5.A Grade 8.AA+10			
1. Modern				3.C Grade 6.A+10 9.Same			
2. Typical				SQFT (Footprint) 672			
3. Old Type				Condition			
# Rooms				1. Poor 4. Avg. 7.V.G			
# Bedrooms				2. Fair 5. Avg+ 8. Exc			
# Full Baths				3. Avg. 6. Good 9. Same			
# Half Baths				Phys. % Good			
# Addn Fixtures				Funct. % Good 95			
# Fireplaces				Functional Code			
1. Concrete				1. Incomp 4. Bmt 7.			
2. Brick				2.0-Built 5. 8.			
3. Br/Stone				3. Heat 6. 9. None			
4. Wood				Econ. % Good 100			
5. Slab				Economic Code			
6. Piers				0. None 9. None 7.			
7. Piers				1. Location 5. 8.			
8. Crawls				2. Encroach 6. 9.			
9. No Basem				Entrance Code 0			
Bmt Car # Cars				1. Interior 4. Vacant 7.			
Wet Basement				2. Refusal 5. Estimate 8.			
1. Dry				3. Informal 6. 9.			
2. Damp				Information Code 0			
3. Wet				1. Owner 4. Agent 7.			
				2. Relative 5. Estimate 8.			
				3. Tenant 6. Other 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	%
2	2024	45	5 110	4	%	100	%
3	2024	174	5 110	4	%	100	%
4	2024	25	5 110	4	%	100	%
5	1989	1008	4 115	4	%	100	%
6	1989	112	3 100	4	%	100	%
7	2003	380	3 100	4	%	80	%
8	1989	4	3 100	4	%	100	%
9					%	%	%
10					%	%	%
11					%	%	%
12					%	%	%
13					%	%	%
14					%	%	%
15					%	%	%
16					%	%	%
17					%	%	%
18					%	%	%
19					%	%	%
20					%	%	%
21					%	%	%
22					%	%	%
23					%	%	%
24					%	%	%
25					%	%	%
26					%	%	%
27					%	%	%
28					%	%	%
29					%	%	%

Harrison
Name: SHINNECOCK PROPERTIES LLC

Valuation Report

03/28/2025

Page 1

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. %
Basement		None		85%	95%	100%
Value(Rcnld)						399,131
Outbuildings/Additions/Improvements						322,298
Description	Year	Units	Grade	RCN	Cond	Phy
Two Story Frame	2024	683	A 125	204,842	Avq	97%
Open Frame Porch	2024	45	A 110	9,600	Avq	97%
Open Frame Porch	2024	174	A 110	18,142	Avq	97%
Wood Deck	2024	25	A 110	3,310	Avq	97%
Fin 1st/Gar	1989	1008	B 115	185,076	Avq	78%
Wood Deck	1989	112	C 100	3,403	Avq	78%
Wood Deck	2003	380	C 100	7,704	Avq	86%
Plumbing Fixtures	1989	4	C 100	8,988	Avq	78%
Outbuilding Total						378,207

Acpt Land

1,013,700

Accepted Bldg

700,500

Total

1,714,200



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.

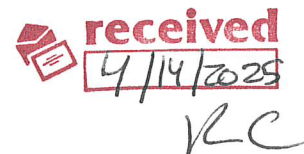
Map/Lot 13-0027
Map/Lot 13-0028
Map/Lot 13-0029
Map/Lot 13-0043

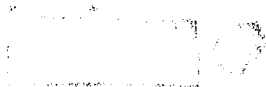
Map/Lot 21-0019
Map/Lot 21-0034
Map/Lot 21-0036
Map/Lot 21-0093

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

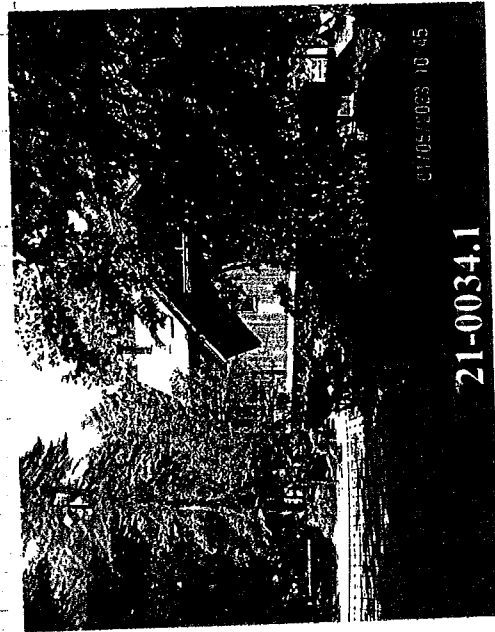
Building Style		SF Bsm't Living		Layout	
1.Conv.	9.Colonial	Fin Bsm't Grade		1.Typical	
2.Ranch	10.Gambrel	OPEN-5-CUSTOMIZE		2.Inadeq	
3.R.Ranch	11.Cottage	Heat Type		3.Horrid	
4.Cape	12.Other	1.HWBB/Ra		4.Minimal	
Dwelling Units		2.HWCI		5.	
Other Units		3.H Pump		6.	
Stories		4.Steam		7.	
1.1	4.1.5	Cool Type		8.	
2.2	5.1.75	1.Refrig		9.	
3.3	6.2.5	2.Evapor		10.	
Exterior Walls		3.H Pump		11.	
1.Wood Shi	5.Stucco	Kitchen Style		12.	
2.Vin/Al	6.Brick/St	1.Modern		13.	
3.T111/Dro	7.Cement P	2.Typical		14.	
4.Ashbestos	8.Log Sidi	3.Old Type		15.	
Roof Surface		Bath(s) Style		16.	
1.Asphalt	4.Composit	1.Modern		17.	
2.Slate	5.Wood	2.Typical		18.	
3.Metal	6.Rolled	3.Old Type		19.	
SF Masonry Trim		# Rooms		20.	
OPEN-3-CUSTOM	300	# Bedrooms		21.	
OPEN-4-CUSTOM		# Full Baths		22.	
Year Built	1983	# Half Baths		23.	
Year Remodeled		# Addn Fixtures		24.	
Foundation		# Fireplaces		25.	
1.Cement	4.Wood	7.		26.	
2.C Block	5.Slab	8.		27.	
3.Br/Stone	6.Piers	9.		28.	
Basement				29.	
1.1/4 Bmt	4.Full Bmt	7.Piers		30.	
2.1/2 Bmt	5.Crawl	8.		31.	
3.3/4 Bmt	6.Slab	9.No Basem		32.	
Bsm't Gar # Cars		0		33.	
Wet Basement				34.	
1.Dry	4.	7.		35.	
2.Damp	5.	8.		36.	
3.Wet	6.	9.		37.	

TRIO

Software

A Division of Harris Computer Systems

Date Inspected		8/2/23					
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
607		25			%		
4		516			%		
607		1698			%		
607		112			%		
607 e shore	12x18	216	3100	4	%	80%	
1		112	5145	4	%	100%	
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Map Lot *Blown.*

Account

Location

Building Style		SF Bsmt Living		Layout	
5. Garrison	9. Colonial	Fin Bsmt Grade	4. Typical	4. 7.	7.
6. Split	10. Gambrel	OPEN-5-CUSTOMIZE	5. Inadeq	5. 8.	8.
7. Contemp	11. Cottage	Heat Type	6. Horrid	6. 9.	9.
8. Saltbox	12. Other	1. HWBB /Ra	Attic		
9. None 1.0		2. HWCI	1.1/4	4. Full Fin	7.1/4 UnFI
10. None 1.5		3. H Pump	2.1/2 Fin	5. FI/Stair	8.
11. None 2.0		4. Steam	3.3/4 Fin	6.1/2 UnFI	9. None
12. None 2nd		Cool Type	Insulation		
1. Refrig	7.	1. Refrig	4. Full	4. Minimal	7.
2. Evapor	8.	2. Evapor	5. Heavy	5.	8.
3. H Pump	9. None	3. H Pump	6. Capped	6.	9. None
Kitchen Style		Unfinished %			
1. Modern	7.	Grade & Factor	4.110		
2. Typical	8.	1. E Grade	7. AA		
3. Old Type	9. None	2. D Grade	8. AA+10		
4. Obsolete		3. C Grade	9. Same		
Bath(s) Style		SQFT (Footprint)	4.80		
1. Modern	7.	Condition			
2. Typical	8.	1. Poor	7. V G		
3. Old Type	9. None	2. Fair	8. Exc		
# Rooms	3	3. Avg-	9. Same		
# Bedrooms	2	Phys. % Good			
# Full Baths	1	Func. % Good	90		
# Half Baths	0	Functional Code			
# Addn Fixtures	0	1. Incomp	4. Bsmt	7.	
# Fireplaces	0	2.0-Built	5.	8.	
		3. Heat	6.	9. None	
		Econ. % Good	100		
		Economic Code			
		0. None	9. None	7.	
		1. Location	5.	8.	
		2. Enroach	6.	9.	
		Entrance Code	0		
		1. Interior	4. Vacant	7.	
		2. Refusal	8. Estimate	8.	
		3. Informed	6.	9.	


10/052

OH FR 21c

4-72-49

15/075
GAR
50AB
624
24

11/25/FR
50AB
480
24



TRIO
Software
A Division of Harris Computer Systems

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
					%	%	26.1Sfr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic



58

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. %	Value(Rcnld)
				71%	100%	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

04/09/2025

Page 2

21-0034

21-0034

391 CAPE MONDAY RD

Sale Data

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

Exemption(s)	Land Schedule	3
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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

Unim. Living Area			Dwelling Condition			Uniminished			0
Built 1984	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Layout Typical	Total			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Basement	None	71%	90%	100%	144,746				
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Fin 1st/Gar	1984	624	B 110	123,265	Avq	71%	90%	100%	
Canopy	1984	156	B 110	5,514	Avq	71%	90%	100%	
Wood Deck	1984	48	B 110	3,188	Avq	71%	90%	100%	
Plumbing Fixtures	1984	4	B 110	12,062	Avq	71%	90%	100%	
Outbuilding Total								92,035	
Accpt Land		0	Accepted Bldg		236,800	Total		236,800	

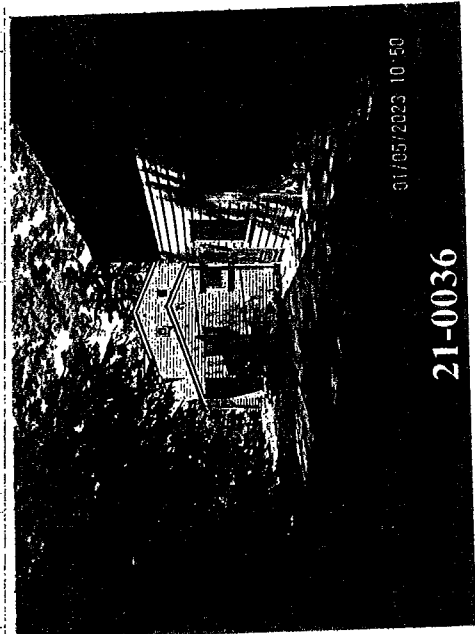
Building Style		SF Bsm Living		672		Fin Bsm Grade		4100		Layout		4. Typical		7. 7.	
1. Conv.		5. Garrison		9. 9.		Fin Bsm Grade		4100		4. Typical		7. 7.		8. 8.	
2. Ranch		6. Split		10. Gambrel		OPEN-5-CUSTOMIZE		4100		5. Inadeq		8. 8.		9. 9.	
3. R. Ranch		7. Contemp		11. Cottage		Heat Type		9. None 1.0		6. Horrid		9. 9.			
4. Cape		8. Saltbox		12. Other		1. HWB8		5. FWA		Attic					
Dwelling Units						2. HWCI		6. GravWA		1.1/4		4. Full Fin		7.1/4 UnFi	
Other Units						3. H Pump		7. Electric		2.1/2 Fin		5. F/S stair		8. 8.	
Stories						4. Steam		8. F/Wall		3.3/4 Fin		6.1/2 UnFi		9. None	
1.1		4.1.5		7. 7.		Cool Type				Insulation					
2.2		5.1.75		8. 8.		1. Refrig		100% 4. W&C Air		4. Full		4. Minimal		7. 7.	
3.3		6.2.5		9. 9.		2. Evapor		5. 5.		2. Heavy		5. 5.		8. 8.	
Exterior Walls						3. FT Pump		6. 6.		3. Capped		6. 6.		9. None	
1. Wood Shi		5. Stucco		9. Masonite		Kitchen Style				Unfinished %					
2. VWD		6. Brick/St		10. Clapboa		1. Modern		4. Obsolete		Grade & Factor		4.110			
3. T111/Dro		7. Cement P		11. B& B		2. Typical		5. 5.		1.E Grade		4.B Grade		7. AA	
4. Asbestos		8. Log Sidi		12. Vertica		3. Old Type		6. 6.		2.D Grade		5.A Grade		8. AA+10	
Roof Surface						Bath(s) Style				3.C Grade		6.A+10		9. Same	
1. Asphalt		4. Composi		7. Rubber		1. Modern		4. Obsolete		SQFT (Footprint)		508			
2. Slate		5. Wood		8. Other		2. Typical		5. 5.		Condition					
3. Br/Stone		6. Rolled		9. 9.		3. Old Type		6. 6.		1. Poor		4. Avg		7. V G	
SF Masonry Trim						# Rooms		6. 6.		2. Fair		5. Avg+		8. Exc	
OPEN-3-CUSTOM						# Bedrooms		3. 3.		3. Avg-		6. Good		9. Same	
Year Built		1972				# Full Baths		2. 2.		Phys. % Good		100			
Year Remodeled						# Addn Fixtures		0		Funct. % Good		100			
Foundation						# Fireplaces		0		Functional Code					
1. Concrete		4. Wood		7. 7.						1. Incomp		4. Bsmt.		7. 7.	
2. C Block		5. Slab		8. 8.						2. O-Built		5. 5.		8. 8.	
3. Br/Stone		6. Piers		9. 9.						3. Heat		6. 6.		9. None	
Basement										Econ. % Good		100			
1.1/4 Bmt		4. Full Bmt		7. Piers						Economic Code					
2.1/2 Bmt		5. Crawl Sp		8. 8.						0. None		9. None		7. 7.	
3.3/4 Bmt		6. Slab		9. No Basem						1. Location		5. 5.		8. 8.	
Bsm Gar # Cars		0								2. Encroach		6. 6.		9. 9.	
Wet Basement										Entrance Code		0			
1. Dry		4. 4.		7. 7.						1. Interior		4. Vacant		7. 7.	
2. Damp		5. 5.		8. 8.						2. Refusal		5. Estimate		8. 8.	
3. Wet		6. 6.		9. 9.						3. Reformed		6. 6.		9. 9.	
										Information Code		0			
										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					
										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					



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%	
67 e shore	11x8	198	3/00	4	%	80%	
24	6x12	72	1/00	4	%	80%	
0	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

Harrison

Card Of

Location

Account

Map Lot Brown/white

Building Style 1. Colonial 2. Ranch 3. R. Ranch 4. Cape 5. Garrison 6. Split 7. Contemp 8. Saltbox 9. Colonial 10. Gambrel 11. Cottage 12. Other		SF Bmt Living Fin Bmt Grade OPEN-5-CUSTOMIZE Heat Type 1. HWB/Ra 2. HWCI 3. H Pump 4. Steam 5. FWA 6. GravWA 7. Electric 8. F/Wall 9. None 1.0 10. None 1.5 11. None 2.0 12. None 2nd		Layout 4. 1.0 5. 1.0 6. 1.0 7. 1.0 8. 1.0 9. 1.0 10. 1.0 11. 1.0 12. 1.0 13. 1.0 14. 1.0 15. 1.0 16. 1.0 17. 1.0 18. 1.0 19. 1.0 20. 1.0 21. 1.0 22. 1.0 23. 1.0 24. 1.0 25. 1.0 26. 1.0 27. 1.0 28. 1.0 29. 1.0 30. 1.0 31. 1.0 32. 1.0 33. 1.0 34. 1.0 35. 1.0 36. 1.0 37. 1.0 38. 1.0 39. 1.0 40. 1.0 41. 1.0 42. 1.0 43. 1.0 44. 1.0 45. 1.0 46. 1.0 47. 1.0 48. 1.0 49. 1.0 50. 1.0 51. 1.0 52. 1.0 53. 1.0 54. 1.0 55. 1.0 56. 1.0 57. 1.0 58. 1.0 59. 1.0 60. 1.0 61. 1.0 62. 1.0 63. 1.0 64. 1.0 65. 1.0 66. 1.0 67. 1.0 68. 1.0 69. 1.0 70. 1.0 71. 1.0 72. 1.0 73. 1.0 74. 1.0 75. 1.0 76. 1.0 77. 1.0 78. 1.0 79. 1.0 80. 1.0 81. 1.0 82. 1.0 83. 1.0 84. 1.0 85. 1.0 86. 1.0 87. 1.0 88. 1.0 89. 1.0 90. 1.0 91. 1.0 92. 1.0 93. 1.0 94. 1.0 95. 1.0 96. 1.0 97. 1.0 98. 1.0 99. 1.0 100. 1.0		Location 4. 1.0 5. 1.0 6. 1.0 7. 1.0 8. 1.0 9. 1.0 10. 1.0 11. 1.0 12. 1.0 13. 1.0 14. 1.0 15. 1.0 16. 1.0 17. 1.0 18. 1.0 19. 1.0 20. 1.0 21. 1.0 22. 1.0 23. 1.0 24. 1.0 25. 1.0 26. 1.0 27. 1.0 28. 1.0 29. 1.0 30. 1.0 31. 1.0 32. 1.0 33. 1.0 34. 1.0 35. 1.0 36. 1.0 37. 1.0 38. 1.0 39. 1.0 40. 1.0 41. 1.0 42. 1.0 43. 1.0 44. 1.0 45. 1.0 46. 1.0 47. 1.0 48. 1.0 49. 1.0 50. 1.0 51. 1.0 52. 1.0 53. 1.0 54. 1.0 55. 1.0 56. 1.0 57. 1.0 58. 1.0 59. 1.0 60. 1.0 61. 1.0 62. 1.0 63. 1.0 64. 1.0 65. 1.0 66. 1.0 67. 1.0 68. 1.0 69. 1.0 70. 1.0 71. 1.0 72. 1.0 73. 1.0 74. 1.0 75. 1.0 76. 1.0 77. 1.0 78. 1.0 79. 1.0 80. 1.0 81. 1.0 82. 1.0 83. 1.0 84. 1.0 85. 1.0 86. 1.0 87. 1.0 88. 1.0 89. 1.0 90. 1.0 91. 1.0 92. 1.0 93. 1.0 94. 1.0 95. 1.0 96. 1.0 97. 1.0 98. 1.0 99. 1.0 100. 1.0	
Stories 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 1.10 1.11 1.12 1.13 1.14 1.15 1.16 1.17 1.18 1.19 1.20 1.21 1.22 1.23 1.24 1.25 1.26 1.27 1.28 1.29 1.30 1.31 1.32 1.33 1.34 1.35 1.36 1.37 1.38 1.39 1.40 1.41 1.42 1.43 1.44 1.45 1.46 1.47 1.48 1.49 1.50 1.51 1.52 1.53 1.54 1.55 1.56 1.57 1.58 1.59 1.60 1.61 1.62 1.63 1.64 1.65 1.66 1.67 1.68 1.69 1.70 1.71 1.72 1.73 1.74 1.75 1.76 1.77 1.78 1.79 1.80 1.81 1.82 1.83 1.84 1.85 1.86 1.87 1.88 1.89 1.90 1.91 1.92 1.93 1.94 1.95 1.96 1.97 1.98 1.99 2.00 2.01 2.02 2.03 2.04 2.05 2.06 2.07 2.08 2.09 2.10 2.11 2.12 2.13 2.14 2.15 2.16 2.17 2.18 2.19 2.20 2.21 2.22 2.23 2.24 2.25 2.26 2.27 2.28 2.29 2.30 2.31 2.32 2.33 2.34 2.35 2.36 2.37 2.38 2.39 2.40 2.41 2.42 2.43 2.44 2.45 2.46 2.47 2.48 2.49 2.50 2.51 2.52 2.53 2.54 2.55 2.56 2.57 2.58 2.59 2.60 2.61 2.62 2.63 2.64 2.65 2.66 2.67 2.68 2.69 2.70 2.71 2.72 2.73 2.74 2.75 2.76 2.77 2.78 2.79 2.80 2.81 2.82 2.83 2.84 2.85 2.86 2.87 2.88 2.89 2.90 2.91 2.92 2.93 2.94 2.95 2.96 2.97 2.98 2.99 3.00 3.01 3.02 3.03 3.04 3.05 3.06 3.07 3.08 3.09 3.10 3.11 3.12 3.13 3.14 3.15 3.16 3.17 3.18 3.19 3.20 3.21 3.22 3.23 3.24 3.25 3.26 3.27 3.28 3.29 3.30 3.31 3.32 3.33 3.34 3.35 3.36 3.37 3.38 3.39 3.40 3.41 3.42 3.43 3.44 3.45 3.46 3.47 3.48 3.49 3.50 3.51 3.52 3.53 3.54 3.55 3.56 3.57 3.58 3.59 3.60 3.61 3.62 3.63 3.64 3.65 3.66 3.67 3.68 3.69 3.70 3.71 3.72 3.73 3.74 3.75 3.76 3.77 3.78 3.79 3.80 3.81 3.82 3.83 3.84 3.85 3.86 3.87 3.88 3.89 3.90 3.91 3.92 3.93 3.94 3.95 3.96 3.97 3.98 3.99 4.00 4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10 4.11 4.12 4.13 4.14 4.15 4.16 4.17 4.18 4.19 4.20 4.21 4.22 4.23 4.24 4.25 4.26 4.27 4.28 4.29 4.30 4.31 4.32 4.33 4.34 4.35 4.36 4.37 4.38 4.39 4.40 4.41 4.42 4.43 4.44 4.45 4.46 4.47 4.48 4.49 4.50 4.51 4.52 4.53 4.54 4.55 4.56 4.57 4.58 4.59 4.60 4.61 4.62 4.63 4.64 4.65 4.66 4.67 4.68 4.69 4.70 4.71 4.72 4.73 4.74 4.75 4.76 4.77 4.78 4.79 4.80 4.81 4.82 4.83 4.84 4.85 4.86 4.87 4.88 4.89 4.90 4.91 4.92 4.93 4.94 4.95 4.96 4.97 4.98 4.99 5.00 5.01 5.02 5.03 5.04 5.05 5.06 5.07 5.08 5.09 5.10 5.11 5.12 5.13 5.14 5.15 5.16 5.17 5.18 5.19 5.20 5.21 5.22 5.23 5.24 5.25 5.26 5.27 5.28 5.29 5.30 5.31 5.32 5.33 5.34 5.35 5.36 5.37 5.38 5.39 5.40 5.41 5.42 5.43 5.44 5.45 5.46 5.47 5.48 5.49 5.50 5.51 5.52 5.53 5.54 5.55 5.56 5.57 5.58 5.59 5.60 5.61 5.62 5.63 5.64 5.65 5.66 5.67 5.68 5.69 5.70 5.71 5.72 5.73 5.74 5.75 5.76 5.77 5.78 5.79 5.80 5.81 5.82 5.83 5.84 5.85 5.86 5.87 5.88 5.89 5.90 5.91 5.92 5.93 5.94 5.95 5.96 5.97 5.98 5.99 6.00 6.01 6.02 6.03 6.04 6.05 6.06 6.07 6.08 6.09 6.10 6.11 6.12 6.13 6.14 6.15 6.16 6.17 6.18 6.19 6.20 6.21 6.22 6.23 6.24 6.25 6.26 6.27 6.28 6.29 6.30 6.31 6.32 6.33 6.34 6.35 6.36 6.37 6.38 6.39 6.40 6.41 6.42 6.43 6.44 6.45 6.46 6.47 6.48 6.49 6.50 6.51 6.52 6.53 6.54 6.55 6.56 6.57 6.58 6.59 6.60 6.61 6.62 6.63 6.64 6.65 6.66 6.67 6.68 6.69 6.70 6.71 6.72 6.73 6.74 6.75 6.76 6.77 6.78 6.79 6.80 6.81 6.82 6.83 6.84 6.85 6.86 6.87 6.88 6.89 6.90 6.91 6.92 6.93 6.94 6.95 6.96 6.97 6.98 6.99 7.00 7.01 7.02 7.03 7.04 7.05 7.06 7.07 7.08 7.09 7.10 7.11 7.12 7.13 7.14 7.15 7.16 7.17 7.18 7.19 7.20 7.21 7.22 7.23 7.24 7.25 7.26 7.27 7.28 7.29 7.30 7.31 7.32 7.33 7.34 7.35 7.36 7.37 7.38 7.39 7.40 7.41 7.42 7.43 7.44 7.45 7.46 7.47 7.48 7.49 7.50 7.51 7.52 7.53 7.54 7.55 7.56 7.57 7.58 7.59 7.60 7.61 7.62 7.63 7.64 7.65 7.66 7.67 7.68 7.69 7.70 7.71 7.72 7.73 7.74 7.75 7.76 7.77 7.78 7.79 7.80 7.81 7.82 7.83 7.84 7.85 7.86 7.87 7.88 7.89 7.90 7.91 7.92 7.93 7.94 7.95 7.96 7.97 7.98 7.99 8.00 8.01 8.02 8.03 8.04 8.05 8.06 8.07 8.08 8.09 8.10 8.11 8.12 8.13 8.14 8.15 8.16 8.17 8.18 8.19 8.20 8.21 8.22 8.23 8.24 8.25 8.26 8.27 8.28 8.29 8.30 8.31 8.32 8.33 8.34 8.35 8.36 8.37 8.38 8.39 8.40 8.41 8.42 8.43 8.44 8.45 8.46 8.47 8.48 8.49 8.50 8.51 8.52 8.53 8.54 8.55 8.56 8.57 8.58 8.59 8.60 8.61 8.62 8.63 8.64 8.65 8.66 8.67 8.68 8.69 8.70 8.71 8.72 8.73 8.74 8.75 8.76 8.77 8.78 8.79 8.80 8.81 8.82 8.83 8.84 8.85 8.86 8.87 8.88 8.89 8.90 8.91 8.92 8.93 8.94 8.95 8.96 8.97 8.98 8.99 9.00 9.01 9.02 9.03 9.04 9.05 9.06 9.07 9.08 9.09 9.10 9.11 9.12 9.13 9.14 9.15 9.16 9.17 9.18 9.19 9.20 9.21 9.22 9.23 9.24 9.25 9.26 9.27 9.28 9.29 9.30 9.31 9.32 9.33 9.34 9.35 9.36 9.37 9.38 9.39 9.40 9.41 9.42 9.43 9.44 9.45 9.46 9.47 9.48 9.49 9.50 9.51 9.52 9.53 9.54 9.55 9.56 9.57 9.58 9.59 9.60 9.61 9.62 9.63 9.64 9.65 9.66 9.67 9.68 9.69 9.70 9.71 9.72 9.73 9.74 9.75 9.76 9.77 9.78 9.79 9.80 9.81 9.82 9.83 9.84 9.85 9.86 9.87 9.88 9.89 9.90 9.91 9.92 9.93 9.94 9.95 9.96 9.97 9.98 9.99 10.00 10.01 10.02 10.03 10.04 10.05 10.06 10.07 10.08 10.09 10.10 10.11 10.12 10.13 10.14 10.15 10.16 10.17 10.18 10.19 10.20 10.21 10.22 10.23 10.24 10.25 10.26 10.27 10.28 10.29 10.30 10.31 10.32 10.33 10.34 10.35 10.36 10.37 10.38 10.39 10.40 10.41 10.42 10.43 10.44 10.45 1							

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 1963	Renovated 1992	Kitchens Typical	Baths Typical	Condition Above Average	Layout Typical	Total
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Value(Rcnld)
None	None			70%	100%	193,687

Outbuildings/Additions/Improvements

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

Accpt Land

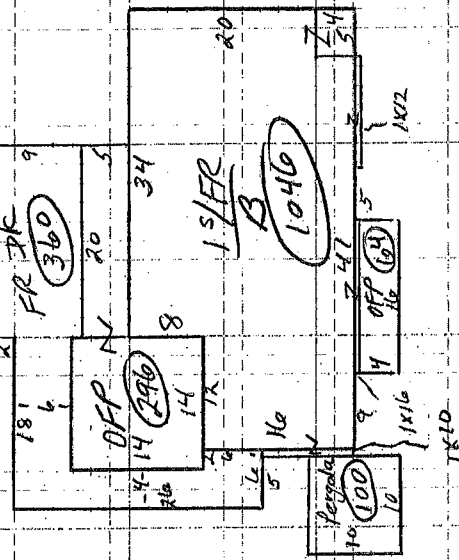
922,800

Accepted Bldg

443,000

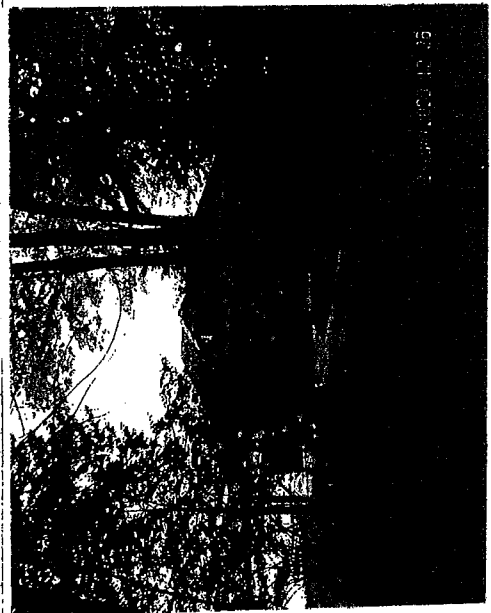
Total

1,365,800

[illegible]

① 100

⑤ $\frac{5/6 \times 5}{5/6 \times 5}$



TRIO Software A Division of Harris Computer Systems									
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 ATT	5x16	2001	3100	4	%	100	%		
81	24x28	1999	4115	4	%	100	%		
21 ATT	8x20	1999	4100	4	%	100	%		
67 ATT	8x20	1999	4100	4	%	100	%		
27 Fen	2020	1	3100	4	%	100	%		

Card Of

Map Lot TAN/Green

A black and white photograph of a tall, dark, rectangular building, possibly a tower or lighthouse, with several windows. The building is surrounded by dense foliage and trees. The image is oriented vertically, with the building's top pointing towards the right side of the frame.

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.~~Shared~~
3.Sewer 6.Septic 9.None

Street

4.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.

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

Total Acreage See (1052)

Inspection Witnessed By:

Date		
No./Date	Description	Date Insp.

Notes:

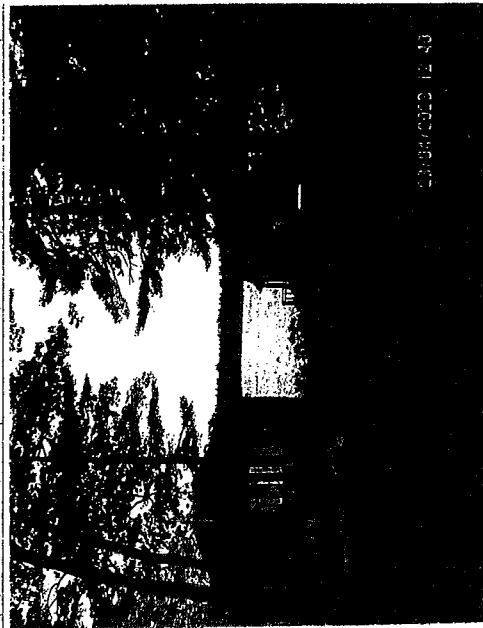
Map Lot 6-REEN

Account

Location

Card Of

Building Style			SF Bmt Living			Layout		
1. Colonial	2. Garrison	3. Split	4. Ranch	5. Cape	6. Other	7. Typical	8. Inadeq	9. Horrid
SF Bmt Living			Fin Bmt Grade			4. Typical		
OPEN-5-CUSTOMIZE			Heat Type			5. FWA		
1. HWBB / Ra			2. HWCI			6. GravWA		
3. H Pump			4. Steam			7. Electric		
Cool Type			1. Refrig			2. Evapor		
3. H Pump			4. W&C Air			5. None		
Kitchen Style			1. Modern			2. Typical		
3. Old Type			4. Obsolete			5. None		
Bath(s) Style			1. Modern			2. Typical		
3. Old Type			4. Obsolete			5. None		
# Rooms			# Bedrooms			# Full Baths		
# Half Baths			# Addn Fixtures			# Fireplaces		
Year Remodeled			Year Built			Functional Code		
Foundation			1. Concrete			2. C Block		
3. Br/Stone			4. Wood			5. Slab		
Basement			1. 1/4 Bmt			2. 1/2 Bmt		
3. 3/4 Bmt			4. Full Bmt			5. Crawl Sp		
Bmt Gar # Cars			1. Dry			2. Damp		
Wet Basement			3. Wet			4. None		
1. 1/4 Bmt			2. 1/2 Bmt			3. 3/4 Bmt		
4. Full Bmt			5. Crawl Sp			6. Slab		
7. No Basement			8. No Basement			9. No Basement		
Date Inspected			7/26/25			Additions, Outbuildings & Improvements		
Type			Units			Grade		
Year			Cond			Phys.		
Funct.			Sound Value			Sound Value		
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. LSF Overhang		
13. Unfin Basement			14. Unfinished Att			15. Finished Attic		



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	Land Schedule	3
Conventional	One Story	288 Sqft	Grade D 100	Base	Trim	Roof													
Exterior	Wood Siding	Masonry Trim	None																
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles																
Foundation	Piers	Basement	No Bsmt Pier	Basement															
Fin. Basement Area	None	Basement Gar	None	Basement	Fin Bsmt	Heat													
Heating	100% Not Heated	Cooling	0% None																
Rooms	2																		
Bedrooms	1	Add Fixtures	1																
Baths	0	Half Baths	1																
Attic	None																		
Fireplaces	0																		
Insulation	Minimal																		
Unfin. Living Area	NONE																		

Dwelling Description																			
Built Renovated										Dwelling Condition									
1955	0	Typical	Kitchens	Baths	Typical	Economic Obsolescence	Phys. %	Func. %	Econ. %	Layout	Typical	Value(Rcld)	37,925	Value	4,186	4,186	42,100	Total	42,100
Functional Obsolescence	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None
Heat	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None
Outbuildings/Improvements	Units	Grade	Units	Grade	Units	Grade	Units	Grade	Units	Grade	Units	Grade	Units	Grade	Units	Grade	Units	Grade	Units
1955	128	D 100	1955	128	D 100	1955	128	D 100	1955	128	D 100	1955	128	D 100	1955	128	D 100	1955	128
Encl Frame Porch			Encl Frame Porch			Encl Frame Porch			Encl Frame Porch			Encl Frame Porch			Encl Frame Porch			Encl Frame Porch	
Outbuilding Total			Outbuilding Total			Outbuilding Total			Outbuilding Total			Outbuilding Total			Outbuilding Total			Outbuilding Total	
4,186			4,186			4,186			4,186			4,186			4,186			4,186	
42,100			42,100			42,100			42,100			42,100			42,100			42,100	

Valuation Report

Valuation Report

Card	Land	1,053,300	222,500	42,100	1,317,900	1,053,300	264,600	TOTAL
Calculated	Building	264,600	42,100	42,100	1,317,900	1,053,300	264,600	
Calc. Total	Land	1,275,800	1,053,300	0	2,329,100	1,053,300	264,600	
Correlated	Building	222,500	42,100	42,100	306,700	1,053,300	264,600	
Total	Total	1,275,800	1,275,800	84,200	2,440,000	1,053,300	264,600	

Location

Rocky/Sandy






[illegible]

Map Lot TAN/wh.7e

Account

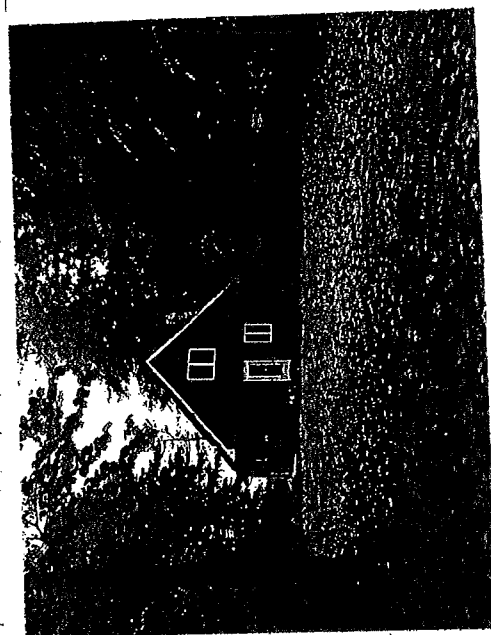
Location

Card of

Building Style		5. Garrison	9. Colonial	SF Bmt Living	4. Typical	7.
		6. Split	10. Gambrel	Fin Bmt Grade	5. Inadeq	8.
		7. Ranch	11. Cottage	HEAT-5-CUSTOMIZE		
		8. Splitbox	12. Other	HEAT Type		
Dwelling Units		4. 2		1. HWBB /ra	9. None 1.0	
Other Units		0		2. HWCI	10. None 1.5	
Stories				3. H Pump	11. None 2.0	
1.1		4. 1.5	7.	4. Steam	12. None 2nd	
2.2		5. 1.75	8.	5. Cool Type		
3.3		6. 2.5	9.	1. Refrig	4. W&C Air	7.
Exterior Walls				2. Evapor	5.	8.
1.1 Wood Shi		5. Stucco	9. Masonite	3. H Pump	6.	9. None
2.2 Vln/Al		6. Brick/St	10. Clapboa	Kitchen Style		
3.1 T111/Dro		7. Cement P	11. B& B	1. Modern	4. Obsolete	7.
4. Asbestos		8. Log Sidi	12. Asphalt	2. Typical	5.	8.
Roof Surface				3. Old Type	6.	9. None
1. Asphalt		4. Composite	7. Rubber	Bath(s) Style		
2. Slate		5. Wood	8. Other	1. Modern	4. Obsolete	7.
3. Metal		6. Rolled	9.	2. Typical	5.	8.
SF Masonry Trim				3. Old Type	6.	9. None
OPEN-3-CUSTOM				# Rooms	2	
OPEN-4-CUSTOM				# Bedrooms	1	
Year Built		1989		# Half Baths	0	
Year Remodeled				# Addn Fixtures	0	
Foundation				# Fireplaces	0	
1. Concrete		4. Wood	7.	 A Division of Harris Computer Systems		
2. C Block		5. Slab	8.			
3. Br/Stone		6. Piers	9.			
Basement						
1.1/4 Bmt		4. Full Bmt	7. Piers	 A Division of Harris Computer Systems		
2.1/2 Bmt		5. Crawl Sp	8.			
3.3/4 Bmt		6. Slab	9. No Basement			
Bmt Gar # Cars		0				
Wet Basement				 A Division of Harris Computer Systems		
1. Dry		4.	7.			
2. Damp		5.	8.			
3. Wet		6.	9.			

Date Inspected 7/26/23

Additions, Outbuildings & Improvements

[illegible]

03/28/2025

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7 LOVEJOY ISLAND WAY

Map/Lot: 1 of 2

Location: 3

Card: 33

Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

Land Description

Units

Method - Description

Acres-Baslot Imp (Frac)

Acres-Rear Land 2+

Total Acres 1.26

Conventional

Exterior

Dwelling Units

Foundation

Fin. Basement Area

Heating

Rooms

Bedrooms

Baths

Attic

Fireplaces

Insulation

Unfin. Living Area

Built Renovated

Kitchens

Baths

Typical

Economic Obsolescence

Typical

Functional Obsolescence

Basement

Description

Year

Units

Grade

RCN

Cond

Phy

Percent Good

Econ

Value

Harrison

Name: LABELLE, MICHAEL E.

LABELLE, LEANNE C.

Map/Lot: 1 of 2

Location: 3

Card: 33

Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

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Units

Method - Description

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Economic Obsolescence

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Functional Obsolescence

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Grade

RCN

Cond

Phy

Percent Good

Econ

Value

Valuation Report

03/28/2025

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Map/Lot: 1 of 2

Location: 3

Card: 33

Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

Land Description

Units

Method - Description

Acres-Baslot Imp (Frac)

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Basement

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Cond

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Valuation Report

03/28/2025

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Map/Lot: 1 of 2

Location: 3

Card: 33

Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

Land Description

Units

Method - Description

Acres-Baslot Imp (Frac)

Acres-Rear Land 2+

Total Acres 1.26

Conventional

Exterior

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Functional Obsolescence

Basement

Description

Year

Units

Grade

RCN

Cond

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Value

Valuation Report

03/28/2025

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Card: 33

Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

Land Description

Units

Method - Description

Acres-Baslot Imp (Frac)

Acres-Rear Land 2+

Total Acres 1.26

Conventional

Exterior

Dwelling Units

Foundation

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Economic Obsolescence

Typical

Functional Obsolescence

Basement

Description

Year

Units

Grade

RCN

Cond

Phy

Percent Good

Econ

Value

Valuation Report

03/28/2025

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Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

Land Description

Units

Method - Description

Acres-Baslot Imp (Frac)

Acres-Rear Land 2+

Total Acres 1.26

Conventional

Exterior

Dwelling Units

Foundation

Fin. Basement Area

Heating

Rooms

Bedrooms

Baths

Attic

Fireplaces

Insulation

Unfin. Living Area

Built Renovated

Kitchens

Baths

Typical

Economic Obsolescence

Typical

Functional Obsolescence

Basement

Description

Year

Units

Grade

RCN

Cond

Phy

Percent Good

Econ

Value

Valuation Report

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Map/Lot: 1 of 2

Location: 3

Card: 33

Account: 3

Neighborhood 3

Long Lake

Reference 1

Reference 2

Tran/Land/Bldg

2 1 8

Shore Ft Frnt

Exemption(s)

Land Schedule

Land Description

Units

Method - Description

Acres-Baslot Imp (Frac)

Acres-Rear Land 2+

Total Acres 1.26

Conventional

Exterior

Dwelling Units

Foundation

Fin. Basement Area

Heating

Rooms

Bedrooms

Baths

Attic

Fireplaces

Insulation

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Built Renovated

Kitchens

Baths

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Economic Obsolescence

Typical

Functional Obsolescence

Basement

Description

Year

Units

Grade

RCN

Cond

Phy

Percent Good

Econ

Value

Valuation Report

03/28/2025

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Map/Lot: 1 of 2

Location: 3

Card: 33

Account: 3

03/28/2025

Page 2

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9 LOVEJOY ISLAND WAY

Valuation Report

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

Neighborhood 3	Long Lake	Sale Date	09/13/2024	Sale Price	1,655,000	Sale Type	Land & Buildings	Financing	Unknown	Verified	Public Record	Arms Length Sale
Zoning/Use	Shoreland	Sale Date	09/13/2024	Sale Price	1,655,000	Sale Type	Land & Buildings	Financing	Unknown	Verified	Public Record	Arms Length Sale
Topography	RollingTopo	Sale Date	09/13/2024	Sale Price	1,655,000	Sale Type	Land & Buildings	Financing	Unknown	Verified	Public Record	Arms Length Sale
Utilities	Shared	Sale Date	09/13/2024	Sale Price	1,655,000	Sale Type	Land & Buildings	Financing	Unknown	Verified	Public Record	Arms Length Sale
Street	Paved	Sale Date	09/13/2024	Sale Price	1,655,000	Sale Type	Land & Buildings	Financing	Unknown	Verified	Public Record	Arms Length Sale

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

Cape Cod	Dwelling Description	Grade C 110	Base	Trim	Roof	Replacement Cost New
Exterior	One & 1/2 Story	650 Sqft	Grade C 110	None	Asphalt Shingles	223,164
Dwelling Units	Vertical Boards	Masonry Trim	None	None	Asphalt Shingles	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	Basement	-11,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	Heat	0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	2	Add Fixtures	0	Plumbing		0
Baths	1	Half Baths	0	Attic		0
Bedrooms	1			Insulation		0
Attic	None			Fireplace		0
Fireplaces	0			Unfinished		0
Insulation	Full					0
Unfin. Living Area	NONE					0

Built Renovated	Kitchens	Baths	Dwelling Condition	Layout	Total
1989	0 Typical	Typical	Average	Typical	211,512
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)
Basement	None	75%	95%	100%	150,702
Outbuildings/Additions/Improvements	RCN Cond	Phy	75%	95%	6,994
Wood Deck	Year	Units	Grade	456 C 110	9,816 Avg
Accepted Bldg	0	Accepted Bldg	0	Accepted Bldg	157,700
Accepted Land	0	Accepted Land	0	Accepted Land	157,700

157,700

Harrison

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

Account: 33

Map/Lot:
Location:

03/28/2025
Page 3
13-0029
9 LOVEJOY ISLAND WAY

Valuation Report

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

Map Lot

A high-contrast, black and white photograph showing a dark, heavily textured surface, possibly a wall or a large object. A bright, diagonal line of light reflects off the surface, creating a sharp contrast with the surrounding darkness. The texture appears rough and granular, with many small highlights and shadows. The overall composition is abstract and dramatic, emphasizing the interplay of light and shadow on a complex surface.

Harrison
Name: SHINNECOCK PROPERTIES LLC

Valuation Report

03/28/2025

Page 1

13-0043

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

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				Land Total		1,013,748

Replacement Cost New

Dwelling Description	Base	Trim	Roof	Value
Cape Cod Two Story	672 Sqft	Grade A 110		374,905
Exterior Vinyl/Aluminum	Masonry Trim	None		0
Dwelling Units 1 OTHER Units-0	Roof Cover	Metal Roofing		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	Add Fixtures	1	Plumbing	22,245
Bedrooms 3	Half Baths	1	Attic	0
Baths 2			Fireplace	7,945
Attic None			Insulation	0
FirePlaces 1			Unfinished	0
Insulation Full				
Unfin. Living Area NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	2024	Modern	Modern	Excellent	Typical	399,131			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Basement	None	85%	95%	100%	322,298				
Outbuildings/Additions/Improvements	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Description	Year								
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
									378,207

Outbuilding Total

Acpt Land

1,013,700

Accepted Bldg

700,500 Total

1,714,200

Account

Lot TAN/Green

[illegible]

Harrison
Name: MY THREE SONS TRUST II

Valuation Report

04/09/2025

Page 1

Map/Lot:

21-0093

Account: 1513 Card: 1 of 1

Location:

44 PITTS RD

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-Baslot 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 2020	Renovated 0	Kitchens Modern	Baths Modern	Condition Average	Layout Typical	Total
						290,996
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
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



Cumberland County

142 Federal St
Portland, ME 04101

Position Paper

File #: BAR 25-006

Agenda Date: 4/23/2025

Agenda #:

Title For Agenda Item:

Appeal for an additional 2024 - 25 Tax Abatement Request for 162 Ring Landing Rd, Casco, ME MAP/Lot 0019/0055/1 by Thomas and Charleen O'Brien, Brenda Sieben, and Karen Perkins. (Appeal Withdrawn)

Background:

****Appeal withdrawn April 23, 2025****

Please see the attached application for the requested abatement amount and reasons for requested abatement.

Assessors Date for Partial Tax Abatement: 9/24/2024
Cumberland County BAR Date of Appeal: 11/08/2024
Number of Days from Assessor Letter: 45 Days

County BAR Received Taxpayer Granted Extension: Received

Richard P. Olson, Esq.
rolson@curtisthaxter.com

April 23, 2025

VIA EMAIL

Cumberland County Board of Assessment Review
c/o Katharine Cahoon, Administrative Assistant
cahoon@cumberlandcounty.org
142 Federal Street
Portland, ME 04101

RE: Appeals of:

1. David Smith and Rodney Smith: 168 Ring Landing Road,
Town of Casco, Map and Lot: 0019 / 0055/2
2. Thomas & Charleen O'Brien, Brenda Sieben and Karen Perkins:
162 Ring Landing Road, Town of Casco, Map and Lot: 0019 / 055/1

Dear Ms. Cahoon:

Based on the agreed upon reductions in assessments that we have received from Mr. Sutherland, Appellants David Smith and Rodney Smith and Appellants Thomas & Charleen O'Brien, Brenda Siben and Karen Perkins (collectively, "Appellants") respectfully withdraw their respective Board of Assessment Review applications.

Thank you for your assistance in facilitating this joint letter of withdrawal to the Board.

Sincerely,



Richard P. Olson, Esq.

Copy to: Mr. David Smith
Mr. Rodney Smith



Cumberland County

142 Federal St
Portland, ME 04101

Position Paper

File #: BAR 25-007

Agenda Date: 4/23/2025

Agenda #:

Title For Agenda Item:

Appeal for an additional 2024 - 25 Tax Abatement Request for 168 Ring Landing Rd, Casco, ME
MAP/Lot 0019/0055/2 by David Smith and Rodney Smith. (Appeal Withdrawn)

Background:

****Appeal withdrawn April 23, 2025****

Please see the attached application for the requested abatement amount and reasons for requested abatement.

Date of Assessor's Tax Decision: 9/24/2024

Date Cumberland County BAR Appeal Filed: 11/08/2024

Number of Days Appeal Filed from Assessor's Decision: 45 Days

60 Day Determination of County BAR Due - Without Extension Received: 3/18/2025

County BAR Received Taxpayer Granted Extension: Yes, 11/08/2024

Richard P. Olson, Esq.
rolson@curtisthaxter.com

April 23, 2025

VIA EMAIL

Cumberland County Board of Assessment Review
c/o Katharine Cahoon, Administrative Assistant
cahoon@cumberlandcounty.org
142 Federal Street
Portland, ME 04101

RE: Appeals of:

1. David Smith and Rodney Smith: 168 Ring Landing Road,
Town of Casco, Map and Lot: 0019 / 0055/2
2. Thomas & Charleen O'Brien, Brenda Sieben and Karen Perkins:
162 Ring Landing Road, Town of Casco, Map and Lot: 0019 / 055/1

Dear Ms. Cahoon:

Based on the agreed upon reductions in assessments that we have received from Mr. Sutherland, Appellants David Smith and Rodney Smith and Appellants Thomas & Charleen O'Brien, Brenda Siben and Karen Perkins (collectively, "Appellants") respectfully withdraw their respective Board of Assessment Review applications.

Thank you for your assistance in facilitating this joint letter of withdrawal to the Board.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R. Olson', with a long horizontal stroke extending to the right.

Richard P. Olson, Esq.

Copy to: Mr. David Smith
Mr. Rodney Smith