

Location

3111

NOTES

Building Style		SF Bsmt Living		Layout	
1.Conv.	5.Garrison	9.Colonial	Fin Bsmt Grade	1.Typical	4.
2.Ranch	6.Split	10.Gambrel	OPEN-5-CUSTOMIZE	2.Inadeq	5.
3.R.Ranch	7.Contemp	11.Cottage	Heat Type	3.Horrid	6.
4. Asst	8.Saltbox	12.Other	1.HWB/B /Ba	Atic	7.
Dwelling Units			2.HWC1	1.1/4	8.
Other Units			3.H Pump	2.3/2 Fin	9.
Stories			4.Steam	3.3/4 Fin	10.
1.1	4.1.5	7.	Cool Type	Insulation	11.
2.2	5.1.2.8	8.	1.Refrig	1.Stuff	12.
3.3	6.2.5	9.	2.Evapor	2.Heavy	13.
Exterior Walls			3.H Pump	3.Capped	14.
1.Wood Shi	5.Stucco	9.Masonry	Kitchen Style	4.Minimal	15.
2.Vinyl	6.Brck/Sl	10.Congr	1.Modern	5.	16.
3.T111/Dro	7.Cement P	11.B&B	2. Typical	6.	17.
4.Asbestos	8.Log Sld	12.Vertica	3.Old Type	7.	18.
Roof Surface			Bath(s) Style	8.	19.
1. Asphalt	4.Composit	7.Rubber	1.Modern	9.	20.
2.Slate	5.Wood	8.Other	2. Typical	10.	21.
3.Metal	6.Rolled	9.	3.Old Type	11.	22.
SF Masonry Trim			# Rooms	12.	23.
OPEN-3-CUSTOM			# Bedrooms	13.	24.
OPEN-4-CUSTOM			# Full Baths	14.	25.
Year Built 1940			# Half Baths	15.	26.
Year Remodeled			# Aidin Features	16.	27.
Foundation			# Fireplaces	17.	28.
1.Concrete	4.Wood	7.		18.	29.
2.C Block	5.Slab	8.		19.	30.
3. Stone	6.Piers	9.		20.	31.
Basement				21.	32.
1.1/4 Bmt	4. Full Bmt	7.Piers		22.	33.
2.1/2 Bmt	5. Crawl Sp	8.		23.	34.
3.3/4 Bmt	6.Slab	9.No Basement		24.	35.
Bsmt Gr # Cars				25.	36.
Wet Basement				26.	37.
1.	4.	7.		27.	38.
2.Damp	5.	8.		28.	39.
3.Wet	6.	9.		29.	40.

Date Inspected 9-25-23

Additions, Outbuildings & Improvements

Additions, Outbuildings & Improvements							1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Fund.	Sound Value
604		500	3100	2	%	80	%
28		500	3100	2	%	80	%
607	2004	229			%		%
1	2004	250	4100	4	%	80	%
29		410	4115	4	%	100	%
21		410			%		%
		182			%		%
					%		%
					%		%
					%		%

1. Built 1850 not 1990
2. Vinyl not clapboard
3. Basement has sections of crawl space
4. Wet Basement "Dry" ? Always wet
5. Bedrooms 3 not 5
6. Note: Attic part of barn condition Average
7. Baselot @ 200% due to Mt. View ? E
- 8.

6. Note: Attic part of barn

7. Condition Average
8. Baselot @ 200% due to Mt. View? Explain/ Subjective, Formula?



24-00091

MICHAEL ADRIAN M. C. PONTIUS
 8302879335
 MEDICAL 24-0005
 400 CANTLEY ROAD



Property Data

[illegible]

Sale Data

[illegible]

Inspection Witnessed By:

X

[illegible]

Notes:

Assessment Record

[illegible]

Land Data

Front Foot	Type	Effective Frontage	Depth	Influence Factor	Influence Codes
11.Regular Lot				%	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
				%	Acres
				%	30.Water Frontage
				%	31.Tillable
				%	32.Pasture
				%	33.Orchard
				%	34.FarmSpace-Hard
				%	35.FarmSpace-SHW
				%	36.FarmSpace-Mixe
				%	37.TreeGrowth-Soft
				%	38.TreeGrowth-Mix
				%	39.Treegrowth-Har
				%	40.Wasteland
				%	41.FarmSpace-Hairc
				%	42.Moho Sites
				%	43.Condo Sites
				%	44.Lot Improver
				%	45.Cann Sites
Square Foot					
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess land				%	
19.Condominiums				%	
20.Miscellaneous				%	
Fract. Acre					
21.Baseloet Imp (
22.Baseloet UnImp(
23.Misc (
Acres					
24.Baseloet Imp					
25.Baseloet UnImp					
26.Frontage					
27.2ND ACRE					
28.Rear Land (2+					
29.Rear Land (12+					
Total Acres					

Highlighting Mistakes

Harrison

Valuation Report

02/21/2025

Name: MICALE, ANITA M

Page 1

MICALE, DOMINIC

Map/Lot:

24-0009

Account: 905 Card: 1 of 1

Location:

400 CARSLY RD

Neighborhood 1	Paved					Sale Data	
						Sale Date	05/14/2015
Zoning/Use	Standard Land Use					Sale Price	158,000
Topography	Rolling Topo					Sale Type	Land & Buildings
Utilities	Drilled Well/Septic System					Financing	Unknown
Street	Paved					Verified	Public Record
						Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 1 10

Shore Ft Fmt 0 Subdivision 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot Imp (Fract)	80,000.00	80,000	200%		160,000
4.00	Acres-Rear Land 2+	6,000.00	24,000	100%		24,000
Total Acres 5.00						Land Total 184,000

Dwelling Description					Replacement Cost New	
Cape Cod	One & 3/4 Story	875 Sqft	Grade B 100	Base		303,390
→ Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt ←	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
→ Bedrooms	5	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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		303,390
→ 1990	0	Typical	Typical	Average	Typical		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	227,542
Outbuildings/Additions/Improvements							Value
Description	Year	Units	Grade	RCN	Cond	Phy	Value Rcnld
Barn	1990	500	C 100	36,115	Fair	62%	17,913
Unfinished Attic	1990	500	C 100	7,225	Fair	62%	3,584
Wood Deck	2004	224	B 100	6,344	Avg	75%	4,758
One Story Frame	2004	250	B 100	34,267	Avg	86%	23,576
One Story Frame	1990	416	B 115	61,834	Avg	79%	48,849
Finished Attic	1990	416	B 100	17,921	Avg	75%	13,441
Open Frame Porch	1990	182	B 100	13,806	Avg	75%	10,354
Outbuilding Total							122,475

Accept Land 184,000 Accepted Bldg 350,000 Total 534,000

Residential Customer Synopsis

400 Carsley Road, Harrison, Maine 04040

MLS#: 1114604

Nbrnc/Assoc:

County: Cumberland

Status:

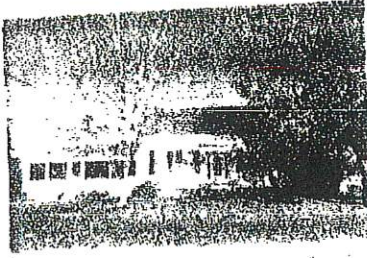
Directions: From Office Route 35 to Right on Carsley follow to end, Property on Left See Sign, Property is located on corner of Carsley and Maple Ridge.

Assoc. Fee/:

Seasonal:

No

List Price: \$
Original Price: \$



General Information

SubType:

Rooms:

Beds:

Style:

Year Built:

Surveyed:

Road Frontage+/-:

Water Information

Waterfront:

Wtr Frontage Amt+/-:

Waterfront Owned+/-:

Waterfront Shared+/-:

Single Family

8

Baths: 1/1

Farmhouse, New

Englander, Other Style

1850

No

No

Soft Fin Adv Grd+/-: 2,932

Soft Fin Blw Grd+/-: 0

Soft Fin Total+/-: 2,932

Source of Soft: Public Record

Lot Size+/-: 5 acres

Source of Lot Size: Other

Zoning: Residential

Tax/Deed/Community Information

Book/Page/Deed: 15731/248/Partia

Map/Block/Lot: 24/19

Full Tax Amt/Yr: \$2,309/2013

School District:

Room Type

Bedroom

Bedroom

Bedroom

Bonus

Dining

Family

Kitchen

Living

Master Bedroom

Office

Appliances:

Site:

Driveway:

Parking:

Location:

Restrictions:

Rec. Water:

Roads:

Transportation:

Electric:

Gas:

Waste Wtr Disp:

Water:

Equipment:

Basement Entry:

Dimensions

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MLS #: 1557693

Status: Closed

Directions: Route 117 into Harrison Village take 35/Naples Road to #357-brick house on the right.

County: Cumberland

Property Type: Residential

Seasonal: No

List Price: \$296,900

Original List Price: \$329,000



**357 Naples Road
Harrison, ME
04040-3903**

**List Price:
\$296,900
MLS#: 1557693**

Harrison
Elementary School

Camp Owatonna Lodge

Naples Rd

Google

Map data ©2025 Google

General Information

Sub-Type: Single Family Residence	Year Built: 1834	Rooms: 7	Sqft Fin Abv Grd+/-: 1,800
Style: Farmhouse; New	Fireplaces Total: 1	Beds: 3	Sqft Fin Blw Grd+/-: 0
Color: brick		Baths: 3/0	Sqft Fin Total+/-: 1,800
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: residential
Lot Size Acres +/-: 4.5	Water Views: No	Zoning Overlay: Unknown
Source of Acreage: Public Records		Bank Owned REO: No
Surveyed: Yes		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0
Full Baths Lvl 1: 2	Half Baths Lvl 1: 0
Full Baths Lvl 2: 1	Half Baths Lvl 2: 0
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0
Full Baths Upper: 0	Half Baths Upper: 0

VA Certification:

Appliances: Refrigerator

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen			First		Other Room			Second	
Dining Room			First						
Living Room			First						
Bedroom 1			First						
Bedroom 2			First						
Bedroom 3			Second						

Property Features

Site: Farm; Level; Pasture/Field
Driveway: Gravel
Parking: 5 - 10 Spaces; On Site
Location: Near Public Beach; Near Town; Rural
Rec. Water: Public
Roads: Paved; Public
Electric: Circuit Breakers
Gas: No Gas
Sewer: Septic Existing on Site
Water: Well Existing on Site
Basement Entry: Interior

2 Ditchd Houses on 1 Lot: No
Construction: Wood Frame
Basement Info: Partial; Unfinished
Foundation Materials: Granite
Exterior: Brick; Wood Siding
Roof: Shingle
Heat System: Hot Water
Heat Fuel: Oil
Water Heater: Electric
Cooling: None
Floors: Vinyl; Wood
Other Structures: Shed
Veh. Storage: 2 Car; Attached
Garage: Yes
Garage Spaces: 2
Amenities: 1st Floor Bedroom; Laundry - 1st Floor; Laundry - Hookup;
Primary Bedroom w/Bath; Shower
Patio and Porch Features: Deck

Tax/Deed Information

Book/Page/Deed: 25216/79/All	Full Tax Amt/Yr: \$2,791/ 2022	Map/Block/Lot: 32//0024
Deed/Conveyance Type Offered: Warranty	School District: RSU 17/MSAD 17	Tax ID: HRRS-000032-000000-000024
Deed Restrictions: Unknown		

Remarks

Remarks: Looking for an antique home/farm with acreage for your animals or just to have space - this home is for you. The antique brick home boasts of 3+ bedrooms, updated kitchen, dining room, living room, laundry, 2 bedrooms on the first floor, and attached 2 car garage/w/ith new garage doors. There is a wood furnace in the back yard that could be used for alternative heat. It has not been used for a few years. The brick section is double brick with the interior walls insulated between the bricks and sheet rock. The is an attic for extra storage. There is also a horse barn with storage, stalls and fields. Great location close to the village, lakes and skiing. Come take a look.

Showing Instructions: Call Listing Broker
Internal: House needs cosmetics-paint and trim. Ceiling stains are old-new roof was put on more recently.

Remarks/Contingency:
Showing Remarks: Must give notice-2 dogs on premises.

Internal List #:		List Date:	05/02/2023	Pending Date:	02/04/2024
Listing	Exclusive Right To	Withdrawal Date:		Terminated Date:	
Agreement:	Sell				
Days On	278				
Market:					
Name	Primary	Cell	Fax	E-mail	
LA: Cynthia Gorman (001554)	207-347-1595	207-347-1595		cindy@obergagency.com	
LO: Oberg Insurance & Real Estate Agency, Inc. (1036)	207-647-5551		207-647-5557		
SA: Lisa Hughes (020998)	207-294-2933	207-294-2933		l.hughes@cbrealty.com	
SO: Coldwell Banker Realty (1039)	207-282-5988		207-282-7759		

Sold Information

Appraiser Name: 888888 No Appraisal	Closed Date: 04/08/2024	Seller Contributions: No
Sold Terms/Other: Cash/Not Applicable	Closed Price: \$282,500	Did Acres Change at Sale: No

Prepared by Anne Plummer-Legere on Tuesday, February 25, 2025 11:06 AM.

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MAINE



MLS #: 1572128

Status: Closed

Directions: Rt 35 from Harrison, left on Carsley Rd, prior to Colonial Circle, property on the left.

County: Cumberland

Property Type: Residential

Seasonal: No

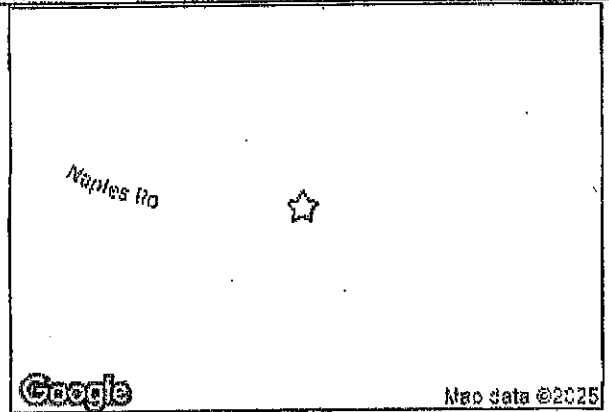
List Price: \$399,900

Original List Price: \$409,900



44 Carsley Road
Harrison, ME
04040-3931

List Price:
\$399,900
MLS#: 1572128



General Information

Sub-Type: Single Family Residence	Year Built: 1890	Rooms: 9	Sqft Fin Abv Grd+/-: 2,436
Style: Cape; Farmhouse	Fireplaces Total: 2	Beds: 5	Sqft Fin Blw Grd+/-: 0
Color: White		Baths: 2/1	Sqft Fin Total+/-: 2,436
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: None
Lot Size Acres +/-: 2.75	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		Bank Owned REO: No
Surveyed: No		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0
Full Baths Lvl 1: 1	Half Baths Lvl 1: 1
Full Baths Lvl 2: 1	Half Baths Lvl 2: 0
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0
Full Baths Upper: 0	Half Baths Upper: 0

VA Certification:

Appliances: Gas Range; Microwave; Refrigerator

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen			First		Mud Room			First	
Living Room			First						
Dining Room			First						
Primary Bedroom			First						
Bedroom 2			First						
Bedroom 3			Second						
Bedroom 4			Second						
Bedroom 5			Second						

Property Features

Utilities On: Yes Site: Level; Open; Wooded Driveway: Paved Parking: 11 - 20 Spaces Location: Near Public Beach; Near Town Restrictions: No Restrictions Roads: Paved; Public Electric: Circuit Breakers Gas: Bottled Sewer: Private Sewer; Septic Existing on Site Water: Private Equipment: Generator Basement Entry: Bulkhead	2 Ditchd Houses on 1 Lot: No Construction: Wood Frame Basement Info: Full; Partial; Unfinished Foundation Materials: Granite Exterior: Aluminum Siding; Wood Siding Roof: Shingle Heat System: Baseboard; Heat Pump; Hot Water; Stove Heat Fuel: Oil; Wood Water Heater: Off Heating System Cooling: Heat Pump Floors: Vinyl; Wood Veh. Storage: 2 Car; Detached; Storage Above Garage: Yes Garage Spaces: 2 Amenities: 1st Floor Primary Bedroom w/Bath; Laundry - 1st Floor Patio and Porch Features: Deck
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Tax/Deed Information

Book/Page/Deed: 10500/298/All	Full Tax Amt/Yr: \$2,476/ 2022	Map/Block/Lot: 22//10A
Deed/Conveyance Type: Quit Claim	School District: RSU 17/MSAD 17	Tax ID: HRRS-000022-000000-000010-A000000
Offered: w/Covenant		

Remarks

Remarks: Harrison Farmhouse on a sprawling 2.75-acre lot looking for you to spruce it up and enjoy. Home built in the 1800's has been loved by multiple generations for many years and it is time to pass it on to another. With 5 bedrooms & 2.5 baths there is plenty of space to enjoy. The first-floor parlor was converted into a bedroom, the fireplace still in tack. High ceilings, open concept kitchen, living, & dining with a woodstove for heat. The home had a complete energy audit, insulation, pex plumbing, some new windows, & a heat pump were all part of the improvements based on the energy audit. Home features a mix of traditional & new hardwood floors & tile. The first-floor spacious bathroom was remodeled with a luxury shower. Outside the freshly painted ginormous deck is perfect for outdoor entertaining, plus a covered porch is great for gardening, reading nook, yoga, etc. Paved driveway for easy winter maintenance leads to the detached 2 car garage with additional storage above. An apple tree in the yard is enjoyed by the wildlife, picture the fun that could be had by others in the yard. Starlink Internet could be an option for this location. Verify with town Code enforcement on whether this lot could qualify for an accessory dwelling unit, there is lots of open space and room above the garage! Located 10 minutes to downtown Harrison lakes/amenities, Deertrees theatre, The Barking Chicken, Long Lake Creamery, Fluvial

Showing Instructions: Traditional farmhouse living, come enjoy this fabulous property.
Internal Notice Required; Pet on Premises; Sign on Property
Remarks/Contingency: Septic design is a 4 bedroom.
Showing Remarks: Notice required, pets on premise.
Mortgage Remarks: This property should qualify for most loan programs.

Listing/Agent/Office Information

Internal List #:	List Date:	09/14/2023	Pending Date:	11/04/2023
Listing Agreement:	Exclusive Right To	Withdrawal Date:	Terminated Date:	
Days On Market:	Sell			
	43			
Name	Primary	Cell	Fax	E-mail
LA: Pamela Sessions (013180)	207-740-6351	207-740-6351		pam@bearfootrealty.com
LO: Bearfoot Realty (2683)	207-539-6060		207-539-6061	
SA: Jodi Mendelsohn (023469)	207-576-5214	207-576-5214		jodi@meservier.com
SO: Meservier & Associates (3208)	207-784-2525			

Sold Information

Appraiser Name: 012055 Joseph Strattard joe@valuemaine.com	Closed Date:	12/11/2023	Seller Contributions:	No
Sold Terms/Other: Conventional Insured/Not Applicable	Closed Price:	\$385,000	Did Acres Change at Sale:	No
	Appraiser Phone	207-712-		
	Number:	5510		

Prepared by Anne Plummer-Legere on Tuesday, February 25, 2025 11:10 AM.

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MAINE
Group



MLS #: 1551652

Status: Closed

County: Cumberland

Property Type: Residential

Seasonal: No

List Price: \$319,900

Original List Price: \$319,900

Directions: If coming from Naples, Route 302 West to left onto Route 35 at the light in Naples to #712 on the right. Or South on Route 35 if coming from Harrison to #712 on the left. GPS friendly.



712 Naples Road
Harrison, ME
04040-4112

List Price:
\$319,900
MLS#: 1551652

Google

Map data ©2025

General Information

Sub-Type: Single Family Residence
Style: Cape; Farmhouse; Multi-Level; New Englander; Other Style
Color: Red

Year Built: 1857
Fireplaces Total: 0

Rooms: 8
Beds: 3
Baths: 2/0

Sqft Fin Abv Grd+/-: 1,760
Sqft Fin Blw Grd+/-: 0
Sqft Fin Total+/-: 1,760
Source of Sqft: Seller

Land Information

Leased Land: No
Lot Size Acres +/-: 2.2
Source of Acreage: Public Records
Surveyed: Yes

Waterfront: No
Water Views: No

Road Frontage +/-: 367
Source of Rd Front: Public Records
Zoning: Residential
Zoning Overlay: Unknown

Interior Information

Full Baths Bsmnt: 0
Full Baths Lvl 1: 2
Full Baths Lvl 2: 0
Full Baths Lvl 3: 0
Full Baths Upper: 0
Half Baths Bsmnt: 0
Half Baths Lvl 1: 0
Half Baths Lvl 2: 0
Half Baths Lvl 3: 0
Half Baths Upper: 0

VA Certification:

Appliances: Dishwasher; Dryer; Gas Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Bedroom 1			First	Closet
Bedroom 2			Second	
Bedroom 3			Second	
Kitchen			First	Eat-In Kitchen
Dining Room			First	Dining Area
Family Room			First	
Living Room			First	Built-Ins

Room Name	Length	Width	Level	Room Features
Office			First	

Property Features

Utilities On: Yes
Site: Level; Open; Well Landscaped
Driveway: Paved
Parking: 5 - 10 Spaces; Paved
Location: Near Public Beach; Near Shopping; Near Town; Rural
Rec. Water: Lake/Fresh Water; Nearby; Public
Roads: Paved; Public
Transportation: Major Road Access
Electric: Circuit Breakers; Fuses
Gas: Bottled
Sewer: Private Sewer; Septic Existing on Site
Water: Private; Well Existing on Site
Equipment: Cable; Internet Access Available
Basement Entry: Interior

2 Dtchd Houses on 1 Lot: No
Construction: Wood Frame
Basement Info: Dirt Floor; Partial; Sump Pump; Unfinished
Foundation Materials: Block; Stone
Exterior: Clapboard; Shingle Siding; Wood Siding
Roof: Shingle
Heat System: Baseboard; Hot Water; Multi-Zones; Stove
Heat Fuel: Oil; Wood
Water Heater: Off Heating System
Cooling: None
Floors: Carpet; Vinyl; Wood
Other Structures: Out Building
Veh. Storage: 2 Car; Detached
Garage: Yes
Garage Spaces: 2
Amenities: 1st Floor Bedroom; Bathtub; Laundry - 1st Floor; Laundry - Hookup; Shower; Storage
View: Trees/Woods

Tax/Deed Information

Book/Page/Deed: 35801/183/All
Deed/Conveyance Type Offered: Trustee
Deed Restrictions: Yes
Full Tax Amt/Yr: \$1,887/ 2021
School District: RSU 17/MSAD 17

Map/Block/Lot: 20//6-1
Tax ID: HRRS-000020-000000-000006-000001

Remarks

Remarks:

This pretty three bedroom farmhouse sits on a level sunny lot. It has the charm of the old, and also newer updates and spacious rooms. The large kitchen and dining area has high ceilings and a 2021 woodstove that keeps everyone toasty in winter. Many recent updates have been completed such as new siding, new windows, new well pump, and there is soon to be installed upgraded boiler and expansion tank. The huge open lawn is a great gathering place for horse shoes, frisbee, or any number of back yard games, after which you can relax around the custom built firepit. The yard is nicely landscaped with roses, and has a beautiful Dutch Elm and Rock Maples. Close to the Long Lake Boat Launch, Crystal Lake Boat Launch and public beach, all in downtown Harrison. Also close to downtown Naples and the many amenities there as well. Less than half an hour to skiing at Pleasant Mountain and less than an hour to Sunday River. Fantastic location!

Internal
Remarks/Contingency:

Small gray shed and camper, RV do not convey.

Listing/Agent/Office Information

Internal List #: List Date: **01/30/2023** Expiration Date: **07/30/2023**
Listing Exclusive Right To Withdrawal Date: Pending Date: **02/05/2023**
Agreement: **Sell** Terminated Date:
Days On 6

Market:	Name	Primary	Cell	Fax	E-mail
LA:	Kamal Perkins (015238)	207-595-3145	207-595-3145		kamalslakesregionhomes@gmail.com
LO:	Maine Real Estate Choice (2306)	207-693-5200		207-693-5205	
SA:	Ruth Summers (019418)	207-332-0111	207-332-0111		ruthsummers@kw.com
SO:	Keller Williams Realty (1898)	207-879-9800		207-879-9801	

Sold Information

Appraiser Name: 010231 Daniel Walker	Closed Date: 04/14/2023	Seller Contributions: Yes
danielwalker@fieldstoneappraisal.com	Closed Price: \$329,100	Did Acres Change at Sale: No
Seller Contributions: 5000.00	Appraiser Phone: 207-890-	
Sold Terms/Other: Conventional/Not Applicable	Number: 2952	

Prepared by Anne Plummer-Legere on Tuesday, February 25, 2025 11:06 AM.

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MAINE
Listings



MLS #: 1552900

Status: Closed

County: Cumberland
 Property Type: Residential
 Seasonal: No
 List Price: \$329,900
 Original List Price: \$329,900

Directions: From Harrison Village, follow Route 117 for approx. 2.5 miles to Summit Hill Road on the right. The home will be on the right, #143. Sign on property.



143 Summit Hill
 Road
 Harrison, ME
 04040-3332

List Price:
 \$329,900
 MLS#: 1552900

Google

Map data ©2025

General Information

Sub-Type: Single Family Residence	Year Built: 1820	Rooms: 9	Sqft Fin Abv Grd+/-: 3,842
Style: Cape; Farmhouse	Fireplaces Total: 2	Beds: 4	Sqft Fin Blw Grd+/-: 0
Color: White		Baths: 3/0	Sqft Fin Total+/-: 3,842
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 300
Lot Size Acres +/-: 3.52	Water Views: No	Source of Rd Front: Public Records
Source of Acreage: Public Records		Zoning: Residential
Surveyed: Unknown		Zoning Overlay: Unknown

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0
Full Baths Upper: 0	Half Baths Upper: 0

VA Certification:

Appliances: Dishwasher; Gas Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Kitchen			First	
Dining Room			First	Heat Stove
Living Room			First	Wood Burning Fireplace
Bedroom 1			First	
Bedroom 2			First	
Family Room			First	
Primary Bedroom			Second	Closet, Heat Stove, Soaking Tub
Bonus Room			First	

Room Name	Length	Width	Level	Room Features
Sunroom			First	

Property Features

Site: Level; Open; Pasture/Field; Wooded
 Driveway: Gravel; Paved
 Parking: 5 - 10 Spaces; Off Site
 Location: Rural
 Rec. Water: Lake/Fresh Water; Nearby; Public
 Roads: Paved; Public
 Transportation: Major Road Access
 Electric: Circuit Breakers
 Gas: Bottled
 Sewer: Private Sewer; Septic Design Available; Septic Existing on Site
 Water: Other; Private; Well Existing on Site
 Equipment: Cable
 Basement Entry: Bulkhead; Interior

Construction: Wood Frame
 Basement Info: Crawl Space; Partial; Sump Pump; Unfinished
 Foundation Materials: Granite; Stone
 Exterior: Clapboard; Wood Siding
 Roof: Metal
 Heat System: Baseboard; Hot Water; Stove
 Heat Fuel: Electric; Oil; Wood
 Water Heater: Electric; Off Heating System
 Cooling: None
 Floors: Carpet; Tile; Wood
 Other Structures: Barn; Out Building
 Veh. Storage: Other Vehicle Storage; Storage Above
 Garage: No
 Amenities: 1st Floor Bedroom; Bathub; In-Law Apartment; Laundry - 1st Floor; Laundry - Hookup; Other Amenities; Pool-In Ground; Primary Bedroom w/Bath
 Patio and Porch Features: Patio
 View: Fields; Mountain(s); Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed: 38382/224/All	Full Tax Amt/Yr: \$4,106/ 2022	Map/Block/Lot: 48/0004
Deed/Conveyance Type Offered: Warranty	School District: RSU 17/MSAD 17	Tax ID: HRRS-000048-000000-000004

Remarks

Remarks: Enjoy the serene setting of this c1820's farmhouse on 3.5 acres with beautiful views of Mount Washington! Many of the original characteristics of this home still remain, giving you a nice mix of historic and modern features. Wood flooring throughout the home and exposed beams gives this home a welcoming feeling. The large kitchen has tiled countertops that opens up to a dining room with cathedral ceilings and a woodstove. Just off that is a family room and a living room with a fireplace giving you lots of places to hide away. The master bedroom has a woodstove to keep you warm on those cold winter nights and a large bathroom with clawfoot tub to relax in after a long day! The Barn boasts a large stone fireplace, bar, 10 person sauna and an apartment with kitchenette, living room, bedroom and a full bath. This is such a great place to entertain as it is not your average space hidden behind those barn doors. Enjoy the warm summer months by cooling off in the in-ground pool. This home is an oasis with so much to offer!

Showing Instructions: Mechanical Lockbox; Showing Time; Sign on Property

Remarks/Contingency:**Showing Remarks:**

Showing Time. Lockbox & Sign on Property, All offers due by March 22, 2023 by 6 pm. Seller will make a decision by March 23, 2023 by 6 pm. Seller has the right to accept an offer prior to the deadline.

Listing/Agent/Office Information

Internal List #:	02/23/2023	Expiration Date:	08/23/2023	
Listing Agreement:	Withdrawal Date:	Pending Date:	03/23/2023	
Days On Market:	27	Terminated Date:		
Name	Primary	Cell	Fax	E-mail
LA: Jocelyn O'Rourke-Shane (007539)	207-838-5555	207-838-5555	207-693-5205	jocelyn@hancockpondrealestate.com
LO: Maine Real Estate Choice (2306)	207-693-5200			
SA: Lindsay Book (019852)				
SO: Realty ONE Group - Compass (3266)	207-312-9182			

Sold Information

Appraiser Name: 888888 No Appraisal	Closed Date: 04/26/2023	Seller Contributions: No
Sold Terms/Other: Conventional/Not Applicable	Closed Price: \$350,000	Did Acres Change at Sale: No

Prepared by Anne Plummer-Legere on Tuesday, February 25, 2025 11:06 AM.

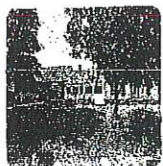
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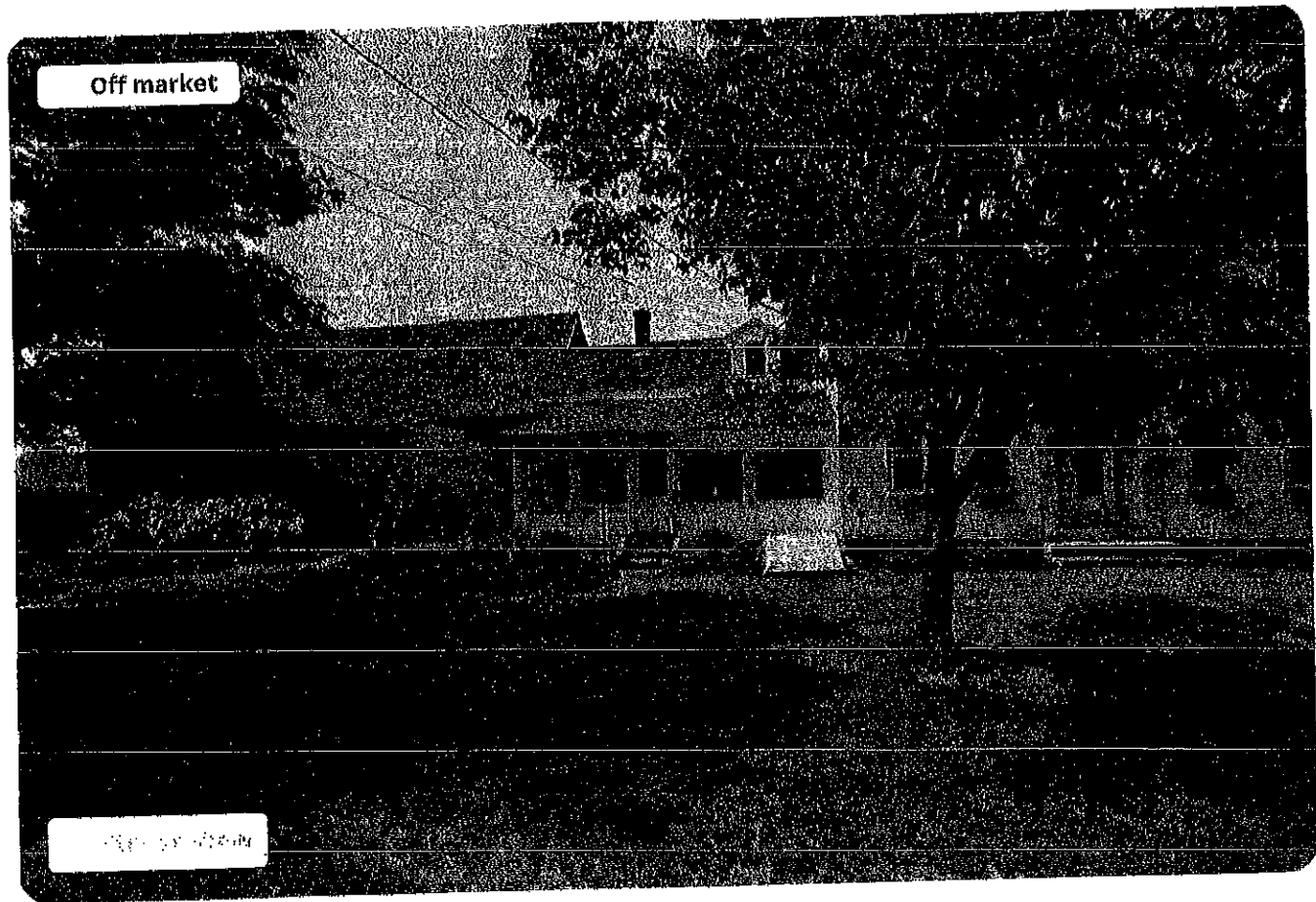
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Property status

Zestimate®

\$314,600

400 Carsley Rd, Harrison, ME 04040

5

beds

1

baths

875

sqft

Est. refl payment: \$2,013/mo* Refinance your loan

Single Family

Built in —

5 Acres lot

\$314,600 Zestimate®

\$360/sqft

\$— HOA



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Estimated sales range

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Zestimate history Table view



Home values



Local listing prices



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Tax paid

— This home

\$309.2K

Total

