

	475 Cape Monday Rd	7 Lovejoy Island Way
	Makovich - Subject	Labelle
	13-0055	13-0029
Land (Total Acreage)		
Neighborhood	Long Lake	Long Lake
Water Frontage	111'	170'
Land Factor	125%	125%
Base Developed Acre	0.48	0.78
Base Developed Acre Assessment	\$ 922,758	\$ 1,052,066
Rear Acreage	0.00	0.48
Rear Acreage Assessment	\$ -	2880.00
Total Acres	0.48	1.26
Land Assessment	\$ 922,758	\$ 1,054,946
Dwelling		
Style	Conventional 2 Story - Built 1963 (Reno 1992)	Conventional 2 Story - Built 1964 (Reno 1989)
Living Sqft	960	512
Base Assessment	\$ 261,188	\$ 172,265
Attic	N/A	N/A
Attice Assessment	\$ -	\$ -
Heating Systems	HWBB	FWA
Heating Systems Assessment	\$ -	\$ -
Cooling Systems	N/A	N/A
Add Cooling Assessment	\$ -	\$ -
Total Full Bathrooms	2	2
Total Half Bathrooms	0	0
Additional Bath Fixtures	0	0
Add Bath Fix Assessment	\$ 9,046	\$ 7,415
Fire Place	1	N/A
Fire Place Assessment	\$ 6,462	\$ -
Year Built	1963 (Renovated 1992)	1964 (Renovated 1989)
Grade	B 110	C 110
Condition	Above Average	Above Average
Dwelling Assessment	\$ 276,696	\$ 179,680
Basement Finish sqft	N/A	No Basement - Crawl
Basement Finish Grade	N/A	N/A
Add Basement Assessment	\$ -	\$ (7,479)
Total Dwelling Assessment	\$ 276,696	\$ 172,201
Depreciated Dwelling Assessment (based on age)	\$ 193,687	\$ 114,514
Outbuildings (Depreciated)		
Garage	728 sqft w/ Full 1story Finish (3 Plumbing Fixtures & Heat Pump)	ADU 812 sqft - Built 1989 (1 Bathroom & FWA)
Garage Assessment	\$ 153,113	\$ 150,702
One Story Frame	408 sqft - Built 1963	256 sqft - Built 1964 & 325 sqft - built 1964
One Story Frame Assessment	\$ 53,622	\$ 55,572
Open Frame Porch	18 sqft - Built 2024 & Enclosed Frame Porch 190 - Built 1963	Enclosed Frame Porch 80 sqft - Built 1964
Open Frame Porch Assessment	\$ 23,872	\$ 6,405
Decking	66 sqft - Built 2024 & 192 sqft - Built 1971	176 sqft - Built 1964 & 40 sqft - Built 1964 & 456 sqft - Built 1989
Decking Assessment	\$ 5,739	\$ 11,878
Basement Entry	45sqft - Built 2024	N/A
Basement Entry Assessment	\$ 5,413	\$ -
Shed	N/A	144 sqft - Built 1964 & 48 sqft - Built 2009
Shed Assessment	\$ -	\$ 5,033
Generator	1	N/A
Generator Assessment	\$ 7,544	\$ -
Total Outbuilding Assessment	\$ 249,303	\$ 229,590
TOTAL LAND (Rounded)	\$ 922,800	\$1,054,900
TOTAL BUILDINGS (Rounded)	\$ 443,000	\$344,100
TOTAL ASSESSMENT	\$ 1,365,800	\$1,399,000
Sale Amount	\$ 630,000	\$ 1,655,000
Sale Date	5/20/2005	9/13/2024
Assessment Compared to Sale Price	N/A	(\$256,000)
Difference %	N/A	18%

Harrison
Name: MAKOVICH, LAWRENCE J
MAKOVICH, AILEEN M

Valuation Report

03/24/2026

Page 1

Account: 529 Card: 1 of 1

Map/Lot: 13-0055
Location: 475 CAPE MONDAY ROAD

Neighborhood 3 Long Lake

Zoning/Use Shoreland Subdivision
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
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	Fr. A-Baselot Imp (Fract)	900,000	738,206.12	125.		922,758
Total Acres 0.48					Land Total	922,758

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

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(Rcnd)	
None	None	70%	100%	100%	193,687	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2024	66	B 100	3.250	Ava	97%	100%	100%	3.152
Open Frame Porch	2024	18	B 100	5.777	Ava	97%	100%	100%	5.604
One Storv Frame	1963	408	B 145	76.603	Ava+	70%	100%	100%	53.622
Basement Entrv	2024	45	B 100	5.580	Ava	97%	100%	100%	5.413
End Frame Porch	1963	190	B 140	26.097	Ava+	70%	100%	100%	18.268
Wood Deck	1971	192	C 100	4.687	Ava	69%	80%	100%	2.587
Generator	2018	1	C 100	8.025	Ava	94%	100%	100%	7.544
Fin 1st/Gar	1999	728	B 130	162.886	Ava+	86%	100%	100%	140.082
Plumbina Fixtures	2021	3	B 100	8.224	Ava+	96%	100%	100%	7.895
Heat Pump	2021	1	C 100	5.350	Ava+	96%	100%	100%	5.136
Outbuilding Total									249,303

Acctpt Land

922,800

Accepted Bldg

443,000

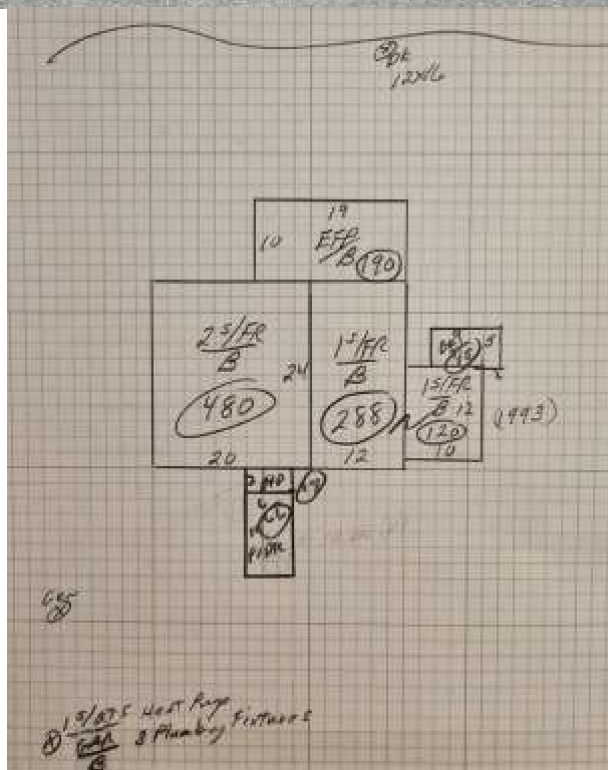
Total

1,365,800

Harrison
Name: MAKOVICH, LAWRENCE J
MAKOVICH, AILEEN M
Account: 529

Valuation Report

03/24/2026
Page 2
Map/Lot: 13-0055
Location: 475 CAPE MONDAY ROAD



COPY OF DATA ALREADY ON FILE. DO NOT RE-PROCESS.	MAINE REAL ESTATE TRANSFER TAX DECLARATION Form RETTD	DLN: 8243060600135 Registry: Cumberland Date/Time Recorded: 12/31/9999 12:00:00 AM Transfer Tax Amount: _____ Doc Number: _____ Book: 40994 Page: 320 BOOK/PAGE - REGISTRY USE ONLY
--	--	---

1. County CUMBERLAND 2. Municipality HARRISON	
--	--

3. GRANTEE/PURCHASER Last name, first name, MI; or business name LABELLE LEANNE C	
Mailing address 16 HICKORY DR Municipality MEDFIELD	State MA ZIP Code 02052-0000

4. GRANTOR/SELLER Last name, first name, MI; or business name FERRIS PERRY N	
Mailing address 4832 AMITY PLACE Municipality CHARLOTTE	State NC ZIP Code 28212-0000

5. PROPERTY	Tax Map 13	Block 0	Lot 29	Sub-lot	Tax maps exist for property: No	Type of property:
Physical Location 79 LOVE JOY WAY					Multiple parcels: No	Acreage: 0.00
					Portion of parcels: No	

6. TRANSFER TAX	Purchase Price 1,655,000.00 Fair market value 0.00 Claiming exemption: No Exemption type:	
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7. DATE OF TRANSFER (MM/DD/YYYY)	8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.	Classified: No
09/13/2024		

9. SPECIAL CIRCUMSTANCES Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation Special Circumstances: No	10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because: Seller has qualified as a Maine resident: No A waiver has been received from the State Tax Assessor: No Consideration for the property is less than \$50,000: No The transfer is a foreclosure sale: No
--	--

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

SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM

Additional Grantees/Purchasers

Name

LABELLE MICHAEL E

Additional Grantors/Sellers

Name

ANABLE ALEXANDRA AND TESSA

Parcels

Municipality	Tax Map	Block	Lot	Sub-Lot
_____ HARRISON	_____ 13	_____ 0	_____ 29	_____

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

Valuation Report

03/24/2026

Page 1

Account: 33 Card: 1 of 2

Map/Lot:

13-0029

Location:

7 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Paved
Spring Check List 2026

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	Fr. A-Baselot Imp (Fract)	900,000	841,604.51	125.		1,052,006
0.48	Acre-Rear Land 2+	6,000.00	2,880.00	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

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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
End Frame Porch	1964	80	C 110	9.632	Ava+	70%	95%	100%	6.405
One Storr Frame	1964	256	C 110	31.532	Ava+	70%	95%	100%	20.968
One Storr Frame	1964	325	C 140	49.434	Ava+	70%	100%	100%	34.604
Wood Deck	1964	176	C 110	4.873	Ava+	70%	95%	100%	3.240
Frame Shed	1964	144	C 100	6.646	Ava	65%	80%	100%	3.456
Frame Shed	2009	48	C 100	2.215	Ava	89%	80%	100%	1.577
Wood Deck	1964	40	C 110	2.472	Ava+	70%	95%	100%	1.644
Outbuilding Total									71,894

Acpt Land

1,054,900

Accepted Bldg

186,400

Total

1,241,300

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

Valuation Report

03/24/2026

Page 2

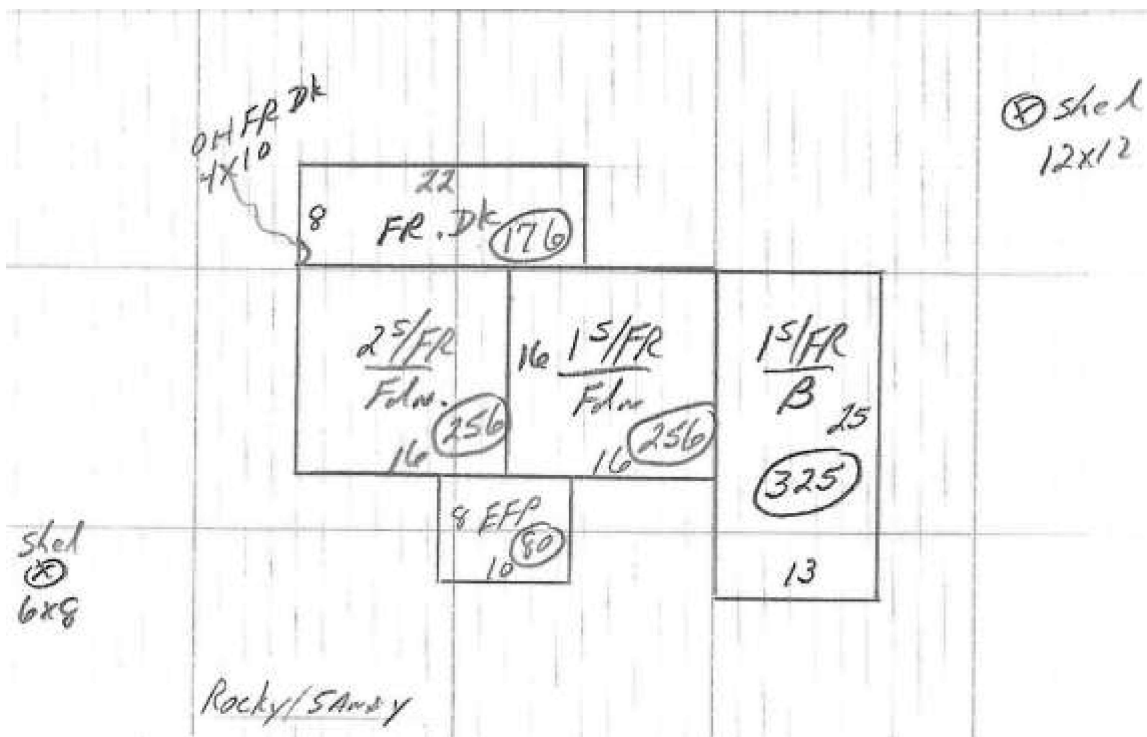
Map/Lot:

13-0029

Account: 33 Card: 1 of 2

Location:

7 LOVEJOY ISLAND WAY



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

Valuation Report

03/24/2026

Page 3

Account: 33 Card: 2 of 2

Map/Lot:

13-0029

Location:

7 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Zoning/Use Shoreland
Topography Rolling
Utilities Shared
Street Paved

Sale Data
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

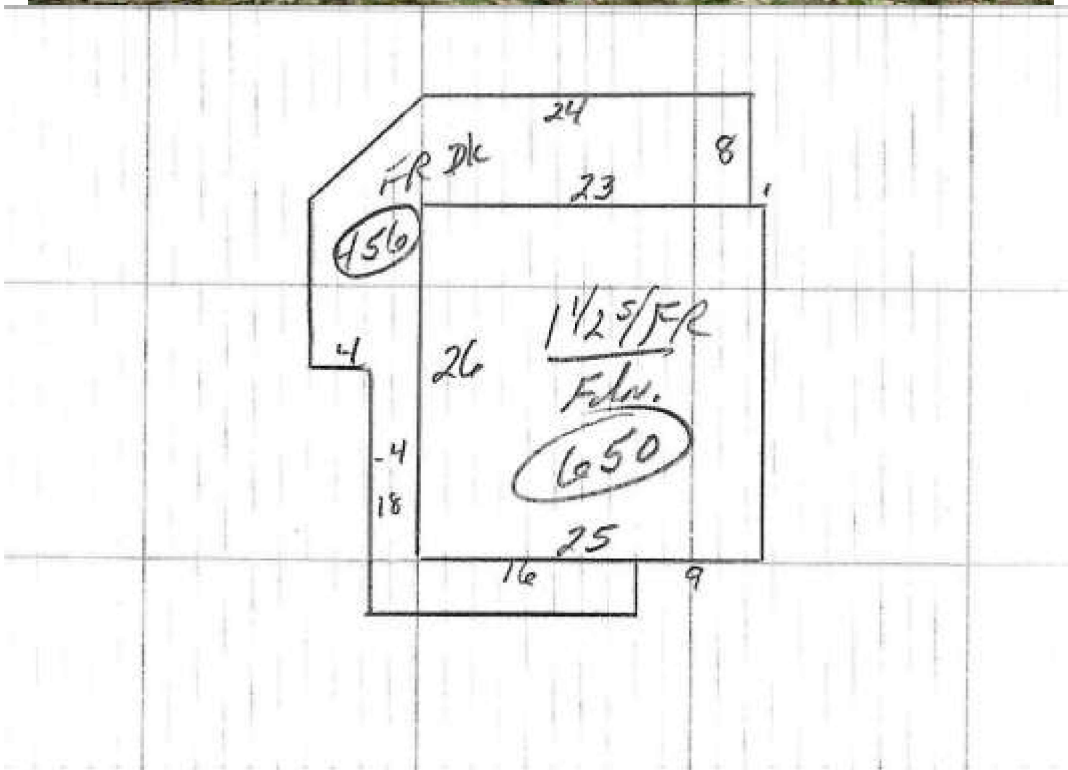
Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	650 Sqft	Grade C 110	Base	223,164
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-11,652
Fin. Basement Area	None	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

Built		Renovated	Kitchens		Baths		Dwelling Condition		Layout			Total
1989		0	Typical		Typical		Average		Typical			211,512
Functional Obsolescence			Economic Obsolescence			Phys. %		Func. %	Econ. %		Value(Rcnld)	
Basement			None			75%		95%	100%		150,702	
Outbuildings/Additions/Improvements							Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			Rcnld	
Wood Deck	1989	456	C 110	9.816	Ava	75%	95%	100%			6,994	
							Outbuilding Total					6,994
Acpt Land			0	Accepted Bldg			157,700	Total		157,700		

Harrison
Name: LABELLE, MICHAEL E.
LABELLE, LEANNE C.
Account: 33

Valuation Report

03/24/2026
Page 4
Map/Lot:
13-0029
Location: 7 LOVEJOY ISLAND WAY



Harrison
Name: LABELLE, MICHAEL E.
LABELLE, LEANNE C.
Account: 33

Valuation Report

03/24/2026

Page 5

Map/Lot:

13-0029

Location:

7 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