

Mapleton
 Name: TANGUAY, ERIC
 TANGUAY, JENNIFER

Valuation Report

08/01/2019
 Page 1
 001-045-002
 151 GRENDALL RD

Account: 104 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 11000 schedule

Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data	
Sale Date	06/27/2016
Sale Price	138,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2 B2663P291 B3280P320 B4974P211
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	12,360.00	12,360	100%		12,360
0.34	Acres-Secondary 1	1,500.00	510	100%		510
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.34			Land Total			20,370

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	83,560
Exterior	Vinyl/Aluminum	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	333 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,810
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	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			
1976	0	Typical	Typical	Average	Typical	87,370			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		71%	100% 100%	62,033			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1976	325	C 100	20,146	Avq.	71%	100%	100%	14,304
Wood Deck	1999	160	D 100	768	Avq.	71%	100%	100%	545
Frame Garage	1997	952	C 100	17,750	Avq.	83%	90%	100%	13,259
Frame Shed	2001	192	C 100	3,072	Avq.	85%	75%	100%	1,958
1,325 SFLA		Field1				Outbuilding Total			30,066
Acpt Land		20,400		Accepted Bldg		92,100		Total	112,500

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