

Mapleton
 Name: DUBAY, ROBERT R.
 LAHUE, GAIL A.

Valuation Report

08/01/2019

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Map/Lot: 001-062

Account: 138 Card: 1 of 1

Location: 289 GRENDALL RD

Neighborhood 5 11000 schedule

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

Sale Data
 Sale Date 02/11/2005
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity

Reference 1
 Reference 2 B3745P028
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 11C SHORELAND ZONE 0
 Exemption(s) 9 2 0 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.25	Acres-Secondary 2	700.00	175	100%		175
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.25						21,535

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	572 Sqft	Grade C 90	Base		70,424
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Damp 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	5					
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,430
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value	
2011	0	Typical	Typical	Average	Phy	Func	Econ	Rcnld	
Functional Obsolescence					Economic Obsolescence			Value(Rcnld)	
None					None			66,297	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	220	C 100	1,320	Avq.	85%	100%	100%	1,122
858 SFLA		Field1				Outbuilding Total			1,122

Acpt Land 21,500 **Accepted Bldg** 67,400 **Total** 88,900

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