

Mapleton
 Name: LEGASSIE, RAYNOLD JR.

Valuation Report

08/01/2019

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Map/Lot: 002-042

Account: 260 Card: 1 of 1

Location: 1078 MAPLETON RD

Neighborhood 1 8,000 schedule

Zoning/Use Industrial
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2437P039
 Reference 2 B4481 P62
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8CA SHORELAND ZONE RP
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
5.00	Acres-Secondary 2	700.00	3,500	100%		3,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 7.00			Land Total			20,900

Dwelling Description				Replacement Cost New		
Ranch	One Story	672 Sqft	Grade D 90	Base		47,269
Exterior	Other	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% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Field14			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1989	0	Typical	Typical	Below Average		Typical			47,269
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
Incomplete		Location		65%	100%	85%		26,116	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Basement Entry	1989	20	D 90	1,917	Avq.	78%	100%	85%	1,271
Wood Deck	1990	216	C 100	1,296	Avq-	66%	100%	85%	727
Frame Shed	1989	48	C 100	768	Avq.	78%	100%	85%	509
Frame Garage	2008	576	C 100	11,102	Avq.	89%	100%	85%	8,399
Concrete slab	2008	576	C 100	2,016	Avq.	89%	100%	85%	1,525
One Story Frame	2017	660	C 100	38,436	Avq.	94%	70%	85%	21,497
Wood Deck	2017	120	C 100	720	Avq.	94%	100%	85%	575
1,332 SFLA		Field1				Outbuilding Total			34,503

Acpt Land 20,900 **Accepted Bldg** 60,600 **Total** 81,500

