

Mapleton  
 Name: LEGASSIE, RAYNOLD JR.

**Valuation Report**

08/01/2019

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Map/Lot: 003-010-A

Account: 300 Card: 1 of 1

Location: 673 MAPLETON RD

Neighborhood 1 8,000 schedule

Zoning/Use Industrial  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/10/2007  
 Sale Price 76,600  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B4481P38  
 Reference 2 B4481P41  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 9C SHORELAND ZONE 0  
 Exemption(s) Land Schedule 1

**Land Description**

| Units            | Method - Description   | Price/Unit | Total | Fctr | Influence | Value             |
|------------------|------------------------|------------|-------|------|-----------|-------------------|
| 0.50             | Acres-Homesite (Fract) | 8,400.00   | 5,940 | 100% |           | 5,940             |
| 1.00             | # -Lot Improvements    | 7,500.00   | 7,500 | 100% |           | 7,500             |
| Total Acres 0.50 |                        |            |       |      |           | Land Total 13,440 |

**Dwelling Description**

**Replacement Cost New**

|                    |                  |              |                  |            |         |
|--------------------|------------------|--------------|------------------|------------|---------|
| Conventional       | Two Story        | 725 Sqft     | Grade C 95       | Base       | 102,902 |
| Exterior           | Composition      | Masonry Trim | None             | Trim       | 0       |
| Dwelling Units     | 2 OTHER Units-0  | Roof Cover   | Asphalt Shingles | Roof       | 0       |
|                    |                  |              |                  |            | 0       |
| Foundation         | Concrete         | 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              | 6                |              |                  |            |         |
| Bedrooms           | 2                | Add Fixtures | 1                |            |         |
| Baths              | 2                | Half Baths   | 0                | Plumbing   | 4,275   |
| 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               |
|--------------------------------|-----------|----------|---------|---------------|---------|---------------------|
| 0                              | 0         | Typical  | Typical | Above Average | Typical | 107,177             |
| <b>Functional Obsolescence</b> |           |          |         |               |         | <b>Value(Rcnld)</b> |
| None                           |           |          |         |               |         | 62,699              |

**Outbuildings/Additions/Improvements**

| Description              | Year | Units  | Grade | RCN   |      | Percent Good |      |     | Value Rcnld  |
|--------------------------|------|--------|-------|-------|------|--------------|------|-----|--------------|
|                          |      |        |       | Cond  | Phy  | Func         | Econ |     |              |
| 2S Encl Fr Porch         | 0    | 171    | C 95  | 6,042 | Avq+ | 65%          | 100% | 90% | 3,534        |
| Frame Shed               | 1990 | 96     | E 100 | 453   | Avq. | 79%          | 75%  | 90% | 241          |
| Frame Shed               | 1990 | 180    | E 100 | 850   | Avq. | 79%          | 75%  | 90% | 454          |
| 1,450 SFLA               |      | Field1 |       |       |      |              |      |     |              |
| <b>Outbuilding Total</b> |      |        |       |       |      |              |      |     | <b>4,229</b> |

**Acpt Land** 13,400 **Accepted Bldg** 66,900 **Total** 80,300

