

Mapleton
 Name: CONANT, JOSEPH A.
 WALSH, ELIZABETH A

Valuation Report

08/01/2019

Page 1

Account: 322 Card: 1 of 1

Map/Lot: 004-005
 Location: 127 HUGHES RD

Neighborhood 1 8,000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/27/2018
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5793P192
 Reference 2
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 7C SHORELAND ZONE 0
 Exemption(s) 9 0 0 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
0.25	Acres-Secondary 1	1,500.00	375	100%		375
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.25			Land Total			16,275

Dwelling Description

Replacement Cost New

Conventional	One Story	425 Sqft	Grade D 100	Base	41,732
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-469
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	6,472
FirePlaces	0			Fireplace	0
Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
0	0	Typical	Typical	Very Good	Typical	47,735			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	38,188				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	0	54	D 100	2,691	V.G.	80%	100%	100%	2,153
Open Frame Porch	0	72	D 100	1,510	V.G.	80%	100%	100%	1,208
One Story Frame	0	630	D 100	29,438	V.G.	80%	100%	100%	23,550
Unfin Basement	0	630	D 100	4,194	V.G.	80%	100%	100%	3,355
Frame Garage	1992	896	C 100	16,760	Avq.	80%	100%	100%	13,408
1,055 SFLA		Field1				Outbuilding Total			43,674
Acpt Land		16,300	Accepted Bldg		81,900	Total		98,200	

