

Mapleton  
 Name: PELLETIER, JOSEPH  
 PELLETIER, LINDA

**Valuation Report**

08/01/2019

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Account: 54 Card: 1 of 1

Map/Lot: 001-014-A  
 Location: 54 HUGHES RD

Neighborhood 1 8,000 schedule

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
3.00	Acres-Unclassified Acreage	300.00	900	100%		900
4.35	Acres-Tillable 1	695.00	3,023	100%		3,023
5.00	Acres-Woodland	450.00	2,250	100%		2,250
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 22.35						Land Total 29,173

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	94,318
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	520 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,760
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,980
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
1994	0	Typical	Typical	Average	Typical	103,058
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		81%	100% 100%	83,477

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1994	312	C 100	6,434	Ava.	81%	100%	100%	5,212
Frame Shed	1997	308	C 110	5,420	Ava-	72%	75%	100%	2,926
One Story Frame	2005	364	C 100	22,274	Ava.	87%	90%	100%	17,440
Frame Garage	2005	624	C 100	11,950	Ava.	87%	95%	100%	9,876
Concrete slab	2005	1252	C 100	4,382	Ava.	87%	100%	100%	3,812
Frame Garage	2009	384	C 100	7,708	Ava.	89%	100%	100%	6,860
Concrete slab	2009	384	C 100	1,344	Ava.	89%	100%	100%	1,196
1,404 SFLA		Field1				Outbuilding Total			47,322

**Acpt Land** 29,200 **Accepted Bldg** 130,800 **Total** 160,000

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GAR
384
16X24

26'	GAR/S	26'
	12 312	GAR/S
1SFR/B	1SFR/S	24'
1040	14 364	
40'	26'	