

Mapleton
 Name: BOURGOIN, MONA
 DUBE, KARL

Valuation Report

08/01/2019

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Map/Lot: 001-034

Account: 87 Card: 1 of 1

Location: 1389 MAPLETON RD

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

Sale Data
 Sale Date 05/15/2015
 Sale Price 14,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	8,400.00	7,560	100%		7,560
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.81						15,060

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	899 Sqft	Grade D 100	Base	81,167
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	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	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
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	Average	Typical	81,167
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. % Econ. %	Value(Rcnld)
None	None			50%	100% 100%	40,584

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	0	20	D 100	605	Avg.	50%	100%	100%	302
Open Frame Porch	0	80	C 100	1,972	Avg.	50%	100%	100%	986
One Story Frame	0	372	D 100	18,170	Avg.	50%	100%	100%	9,085
Unfin Basement	0	372	D 100	2,634	Avg.	50%	100%	100%	1,317
Frame Shed	0	380	C 100	6,080	Poor	18%	75%	100%	820
Barn	0	1296	C 100	18,144	Poor	35%	25%	100%	1,588
Open Frame Porch	2015	156	C 100	2,758	Avg.	93%	100%	100%	2,565
Wood Deck	2015	246	C 100	1,476	Avg.	93%	100%	100%	1,373
1,740 SFLA		Field1							
Outbuilding Total									18,036

Acpt Land 15,100 **Accepted Bldg** 58,600 **Total** 73,700

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