

Mapleton  
 Name: NADEAU, GLENN P.  
 NADEAU, DARCY L.

**Valuation Report**

08/01/2019

Page 1

Map/Lot: 001-043

Account: 99 Card: 1 of 1

Location: 107 GRENDALL RD

Neighborhood 5 11000 schedule

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

1

Reference 1  
 Reference 2 B2593P048 B3239P162 B4775P35  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 8C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	12,360.00	12,360	100%		12,360
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
2.00	Acres-Secondary 2	700.00	1,400	100%		1,400
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 22,760

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,148 Sqft	Grade C 100	Base	91,641
Exterior	Wood Siding	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	287 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,731
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1977	0	Typical	Typical	Average	Typical	95,372
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None			None	71%	100% 100%	67,714

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1977	92	C 100	3,474	Avq.	71%	100%	100%	2,467
Wood Deck	1996	288	B 100	2,246	Avq.	71%	100%	100%	1,595
Frame Garage	1977	576	C 100	11,102	Avq.	71%	100%	100%	7,882
Frame Shed	1977			----- S O U N D V A L U E -----					400
Wood Deck	2003	192	C 100	1,152	Avq.	95%	100%	100%	1,094
Frame Shed	2003	128	D 100	1,638	Avq.	95%	75%	100%	1,167
Encl Frame Porch	2016	96	D 90	3,048	Avq.	93%	100%	100%	2,835
1,240 SFLA		Field1							
<b>Outbuilding Total</b>									<b>17,440</b>

**Acpt Land** 22,800 **Accepted Bldg** 85,200 **Total** 108,000

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Page 2  
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