

Mapleton  
 Name: LAVWAY, KENDALL  
 LAVWAY, LINDA

**Valuation Report**

08/01/2019

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Account: 598 Card: 1 of 1

Map/Lot: 008-010  
 Location: 1248 STATE RD

Neighborhood 7 10000 schedule

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

1

Reference 1 B1687P307

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 2C SHORELAND ZONE 0

Exemption(s) 9 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	11,000.00	10,142	100%		10,141
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.85			Land Total			17,641

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	924 Sqft	Grade D 80	Base	50,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,801
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	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
1950	0	Typical	Typical	Fair	Typical	44,022
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnd)</b>
None		None		80%	100% 100%	35,218

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1950	210	D 80	4,218	Fair	80%	100%	100%	3,374
Frame Shed	1950			----- S O U N D V A L U E -----					100
Frame Garage	1990	1200	C 110	24,348	Avq.	95%	90%	100%	20,818
Frame Shed	1990	420	C 100	6,720	Avq.	95%	75%	100%	4,788
924 SFLA		Field1							29,080

**Acpt Land**

17,600

**Accepted Bldg**

64,300 **Total**

81,900

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