

Mapleton
 Name: LAPOINTE, BRYAN R.
 LAPOINTE, TANYA L.

Valuation Report

08/01/2019
 Page 1
 008-013-001
 1056 STATE RD

Account: 602 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 10000 schedule

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

1
 Reference 1 B2229P268

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 |
|------------------|----------------------|------------|--------|------|-----------|-------------------|
| 1.00 | Acres-Homesite | 11,000.00 | 11,000 | 100% | | 11,000 |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 |
| 1.00 | Acres-Secondary 2 | 700.00 | 700 | 100% | | 700 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 3.00 | | | | | | Land Total 20,700 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|--------------------|--------------|------------------|------------|---------|
| Ranch | One Story | 1,394 Sqft | Grade C 110 | Base | 115,580 |
| 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 | 1000 Sqft, Grade C | Basement Gar | None | Fin Bsmt | 13,000 |
| Heating | 100% Hot Water BB | Cooling | 0% None | Heat | 0 |
| Rooms | 6 | | | | |
| Bedrooms | 3 | Add Fixtures | 0 | | |
| Baths | 2 | Half Baths | 1 | Plumbing | 4,950 |
| 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 |
|--------------------------------|-----------|----------|------------------------------|----------------|------------------------|---------------------|
| 1992 | 0 | Typical | Typical | Average | Typical | 133,530 |
| Functional Obsolescence | | | Economic Obsolescence | Phys. % | Func. % Econ. % | Value(Rcnld) |
| None | | | None | 80% | 100% 100% | 106,824 |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
|------------------|------|--------|-------|--------|------|-----|-------------------|------|-------------|
| Wood Deck | 1995 | 288 | B 100 | 2,246 | Avq. | 80% | 100% | 100% | 1,797 |
| Barn | 2000 | 256 | B 100 | 4,659 | Avq. | 84% | 75% | 100% | 2,936 |
| Open Frame Porch | 2002 | 36 | C 110 | 1,668 | Avq. | 80% | 100% | 100% | 1,334 |
| One Story Frame | 2002 | 252 | C 110 | 17,776 | Avq. | 80% | 100% | 100% | 14,221 |
| Frame Garage | 2002 | 1152 | B 100 | 27,672 | Avq. | 85% | 90% | 100% | 21,169 |
| Concrete slab | 2002 | 1152 | C 100 | 4,032 | Avq. | 85% | 100% | 100% | 3,427 |
| 2S Frame Garage | 2014 | 576 | C 110 | 18,318 | Avq. | 92% | 100% | 100% | 16,853 |
| Concrete slab | 2014 | 792 | C 100 | 2,772 | Avq. | 92% | 100% | 100% | 2,550 |
| 1,646 SFLA | | Field1 | | | | | Outbuilding Total | | 64,287 |

Acpt Land

20,700

Accepted Bldg

171,100

Total

191,800

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