

Mapleton
 Name: MAYNARD, JOSHUA M.
 MAYNARD, KATHRYN

Valuation Report

08/01/2019

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Account: 746 Card: 1 of 1

Map/Lot: 010-012 & 013
 Location: 1651 STATE RD

Neighborhood 1 8,000 schedule

 Zoning/Use Residential-Farm
 Topography Below StreetSwampy
 Utilities
 Street Paved

 1

Sale Data
 Sale Date 10/03/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 1C 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
0.25	Acres-Secondary 1	1,500.00	375	100%		375
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.25						16,275

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	832 Sqft	Grade C 100	Base	74,387
Exterior	Composition	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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,732
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	Typical	Typical	Above Average	Typical	88,119
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	57,277	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1932	208	C 100	6,550	Avq+	65%	100%	100%	4,258
Patio	1932	96	C 110	370	Avq+	65%	100%	100%	241
One Story Frame	1932	368	C 100	22,492	Avq+	65%	100%	100%	14,620
Unfin Basement	1932	368	C 100	3,262	Avq+	65%	100%	100%	2,120
Frame Garage	1932	770	C 100	14,532	Avq+	65%	100%	100%	9,446
1,200 SFLA		Field1							
Outbuilding Total									30,685

Acpt Land

16,300

Accepted Bldg

88,000

Total

104,300

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