

Mapleton
 Name: HATHAWAY, CHRISTINA
 BARCLAY, NICHOLAS

Valuation Report

08/01/2019

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Account: 1075 Card: 1 of 1

Map/Lot: 019-005
 Location: 977 MAPLETON RD

Neighborhood 1 8,000 schedule

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

Sale Data	
Sale Date	06/20/2016
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	8,400.00	8,057	100%		8,057
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.92			Land Total			15,557

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	450 Sqft	Grade D 100	Base	55,671
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	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
1945	0	Typical	Typical	Average	Typical	55,671
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		53%	100% 100%	29,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1945	175	D 100	4,694	Avg.	53%	100%	100%	2,488
Frame Garage	1945	506	D 100	7,891	Avg.	53%	100%	100%	4,182
Two Story Frame	2017	400	C 100	47,280	Avg.	94%	50%	100%	22,222
1,475 SFLA		Field1				Outbuilding Total			28,892

Acpt Land	15,600	Accepted Bldg	58,400	Total	74,000
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garage 506sf 22' 23'	2Fr 525sf 21' 25'
	shed 11' 275sf
	1 1/2 SF r/B 18' 450sf 25'
	7' EP 175sf