

Mapleton
 Name: BEAUDET, SUZANNE M.

Valuation Report

08/01/2019

Page 1

Map/Lot:

020-002

Account: 1085 Card: 1 of 1

Location:

186 BAGLEY RD

Neighborhood 10 19,000 schedule

Zoning/Use Lake-Residential
 Topography RollingLevel Bog Ecosys
 Utilities Drilled WellSeptic System
 Street Gravel

8

Reference 1 B1849 P230

Reference 2

Tran/Land/Bldg 1 1 1

FLOOD MAP & 6A SHORELAND ZONE LR

Exemption(s) 9 0 0 Land Schedule 6

Land Description

| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value |
|------------------|----------------------|------------|------------|------|-------------|--------|
| 132 X 268 | \$/FF -Regular Lot | 175.00 | 37,816 | 80% | Topoogravhv | 30,253 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 0.81 | | | Land Total | | | 37,753 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|--------------------|--------------|------------------|------------|---------|
| Ranch | One Story | 1,056 Sqft | Grade C 110 | Base | 101,329 |
| Exterior | Vinyl/Aluminum | Masonry Trim | None | Trim | 0 |
| Dwelling Units | 2 OTHER Units-0 | Roof Cover | Asphalt Shingles | Roof | 0 |
| | | | | | 0 |
| Foundation | Concrete | Basement | Dry Full Bmt | Basement | 0 |
| Fin. Basement Area | 1056 Sqft, Grade B | Basement Gar | None | Fin Bsmt | 17,846 |
| Heating | 100% Hot Water BB | Cooling | 0% None | Heat | 0 |
| Rooms | 5 | | | | |
| Bedrooms | 3 | Add Fixtures | 1 | | |
| Baths | 2 | Half Baths | 0 | 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 |
|-------------------------|-----------------------|----------|---------|-----------|--------------|---------|
| 1986 | 0 | Typical | Typical | Average | Typical | 124,125 |
| Functional Obsolescence | Economic Obsolescence | Phys. % | Func. % | Econ. % | Value(Rcnld) | |
| None | None | 76% | 100% | 100% | 94,335 | |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
|--------------|------|--------|-------|--------|------|-------------------|------|------|-------------|
| Wood Deck | 1986 | 336 | C 100 | 2,016 | Avq. | 76% | 100% | 100% | 1,532 |
| Frame Garage | 1990 | 624 | C 100 | 11,950 | Avq. | 79% | 100% | 100% | 9,440 |
| Frame Shed | 1986 | 208 | C 100 | 3,328 | Avq. | 76% | 100% | 100% | 2,529 |
| 1,056 SFLA | | Field1 | | | | Outbuilding Total | | | 13,501 |

Acpt Land

37,800

Accepted Bldg

107,800

Total

145,600

Account: 1085

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