

Name: MORNEAU, JACQUES C.

MORNEAU, DANIELLE C.

Map/Lot:

006-013-A

Account: 2358 Card: 1 of 1

Location:

1957 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Reference 1 B2240P32

Reference 2

Tran/Land/Bldg 3 1 1

FLOOD MAP & 0 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
0.40	Acres-Secondary 1	1,500.00	600	100%		600
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.40			Land Total			16,500

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,260 Sqft	Grade C 105	Base	92,893
Exterior	Vinyl/Aluminum	Masonry Trim	294Sqft	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	1240 Sqft, Grade D	Basement Gar	None	Fin Bsmt	11,606
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,566
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
1972	0	Typical	Typical	Good	Typical	107,065
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100% 100%	89,935

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	252	D 100	1,210	Avq.	74%	100%	100%	895
2S Frame Garage	1972	1120	B 100	30,458	Good	84%	100%	100%	25,585
Concrete slab	1972	1120	C 100	3,548	Avq.	74%	100%	100%	2,626
Frame Shed	1972	560	B 100	8,781	Avq+	80%	75%	100%	5,269
Concrete slab	1972	560	C 100	1,774	Avq.	74%	100%	100%	1,313
Frame Garage	1972	360	D 110	6,410	Avq-	51%	100%	100%	3,269
Concrete slab	1972	360	C 100	1,140	Avq.	74%	100%	100%	844
Unfinished Attic	1972	360	C 100	1,140	Avq.	74%	100%	100%	844
Frame Garage	1972	576	C 100	10,047	Avq.	74%	100%	100%	7,435
Unfin Basement	1972	576	C 100	4,375	Avq.	74%	100%	100%	3,238
1,260 SFLA		Field1					Outbuilding Total		51,318

**Accpt Land**

16,500

**Accepted Bldg**

141,300 **Total**

157,800

Mapleton

### Valuation Report

08/01/2019

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