

Mapleton
Name: THERIAULT, FRANCIS

Valuation Report

08/01/2019

Page 1

Map/Lot: 011-021

Account: 2370 Card: 1 of 1

Location: 472 CARVELL RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 02/24/2012
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 B5027P321
Tran/Land/Bldg 3 1 1
FLOOD MAP & 0 SHORELAND ZONE 0
Exemption(s) 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.93	Acres-Secondary 2	700.00	651	100%		651
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.93						Land Total 18,051

Dwelling Description

Replacement Cost New

Ranch	One Story	1,140 Sqft	Grade C 100	Base	82,540
Exterior	Wood Siding	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	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1978	0	Typical	Typical	Above Average	Typical	82,540
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	67,683	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1978	12	C 100	1,148	Avq+	82%	100%	100%	941
Unfin Basement	1978	12	C 100	516	Avq+	82%	100%	100%	423
Wood Deck	1978	64	C 100	348	Avq.	77%	100%	100%	268
Open Frame Porch	1978	192	C 100	2,833	Avq.	77%	100%	100%	2,181
Encl Frame Porch	1978	128	C 100	4,431	Avq.	77%	100%	100%	3,412
Fin Garage	1993	728	C 100	14,570	Avq.	84%	100%	100%	12,239
Concrete slab	1993	728	C 100	2,306	Avq.	84%	100%	100%	1,937
1,140 SFLA		Field1				Outbuilding Total			21,401

Acpt Land 18,100 **Accepted Bldg** 89,100 **Total** 107,200

