

Mapleton  
 Name: ALBERT, LUCILLE M.  
 BEAULIEU, JOHN C.

**Valuation Report**

08/01/2019

Page 1

Account: 2382 Card: 1 of 1

Map/Lot:  
 Location:

006-017-013  
 1779 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Reference 1 B4185P293  
 Reference 2 B4184P292  
 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
2.00	Acres-Unclassified Acreage	300.00	600	100%		600
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 12.00						Land Total 23,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 110	Base	82,532
Exterior	Vinyl/Aluminum	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	4				
Bedrooms	2	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					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		82,532
2001	0	Modern	Modern	Good			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	91%	100%	100%	75,104		

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	208	C 110	3,279	Good	91%	100%	100%	2,984
Wood Deck	2001	60	C 110	359	Good	91%	100%	100%	327
Fin Garage	2001	576	C 100	11,808	Good	80%	100%	100%	9,446
Frame Shed	2001	48	E 100	307	Good	80%	75%	100%	184
Frame Shed	2001	264	D 80	2,704	Good	80%	75%	100%	1,622
Concrete slab	2001	264	D 80	592	Good	80%	75%	100%	356
Barn	2001	384	C 100	4,865	Good	80%	100%	100%	3,892
Frame Shed	2004	256	C 100	3,707	Avq.	88%	75%	100%	2,446
Concrete slab	2001	576	C 100	1,824	Avq.	80%	100%	100%	1,459
988 SFLA		Field1					Outbuilding Total		22,716

**Acpt Land** 23,600 **Accepted Bldg** 97,800 **Total** 121,400

Mapleton  
 Name: ALBERT, LUCILLE M.  
 BEAULIEU, JOHN C.  
 Account: 2382

**Valuation Report**

Map/Lot:  
 Location:

08/01/2019  
 Page 2  
 006-017-013  
 1779 CHAPMAN RD

