

Mapleton  
 Name: LEBLANC, ANDREW D.  
 ALEXANDER, DEBORAH A.

**Valuation Report**

08/01/2019

Page 1

Account: 2419 Card: 1 of 2

Map/Lot: 009-017  
 Location: 1490 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
 Sale Date 02/05/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
4.00	Acres-Tillable 1	695.00	2,780	100%		2,780
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 14.00						Land Total 25,780

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	650 Sqft	Grade C 100	Base	75,825
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,444
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
1920	0	Typical	Typical	Very Good	Typical	78,269
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	62,615	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1920	520	C 100	41,366	V.G.	80%	100%	100%	33,093
Unfin Basement	1920	520	C 100	3,993	V.G.	80%	100%	100%	3,194
Unfinished Attic	1920	520	C 100	1,647	V.G.	80%	100%	100%	1,318
Open Frame Porch	1920	464	C 100	5,378	V.G.	80%	100%	100%	4,302
Encl Frame Porch	1920	238	C 100	6,489	V.G.	80%	100%	100%	5,191
Frame Garage	1920	299	C 100	5,615	Avq+	70%	100%	100%	3,930
Large Barn	1920	2944	C 100	53,286	Avq.	60%	75%	100%	23,979
Frame Garage	1920	460	C 100	8,190	Avq.	60%	75%	100%	3,686
Concrete slab	1920	2944	C 100	9,325	Avq.	60%	100%	100%	5,595
Concrete slab	1920	460	C 100	1,457	Avq.	60%	100%	100%	874
1,755 SFLA		Field1				Outbuilding Total			85,162

**Acpt Land** 25,800 **Accepted Bldg** 147,800 **Total** 173,600

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ALEXANDER, DEBORAH A.

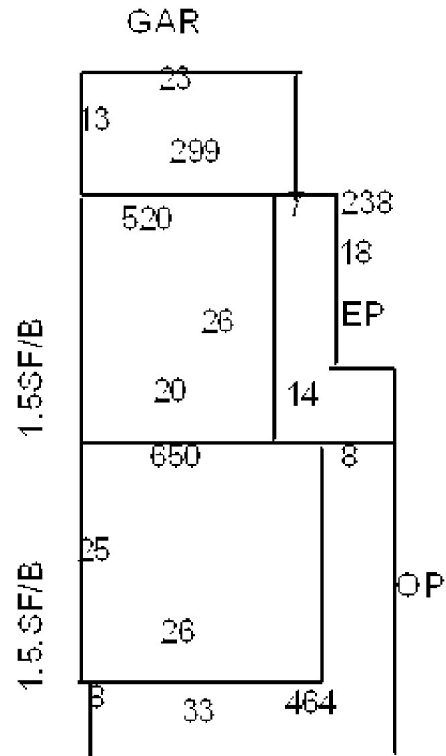
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ALEXANDER, DEBORAH A.

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Location:

1490 CHAPMAN RD

Neighborhood 1 7000 Schedule

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Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 1
Reference 2 B3827P43

Tran/Land/Bldg 3 0 0

FLOOD MAP & 0 SHORELAND ZONE 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Potato House, Machine Shed, and Frame Shed.

Acpt Land

0

Accepted Bldg

35,600

Total

35,600

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<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	25,800	147,800	173,600	25,800	147,800	173,600
2	0	35,600	35,600	0	35,600	35,600
<b>TOTAL</b>	25,800	183,400	209,200	25,800	183,400	209,200

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