

Mapleton
 Name: BEAULIEU, FRANK ET AL
 GILES, CAROL BEAULIEU, P.R.

Valuation Report

08/01/2019

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Account: 2420 Card: 1 of 1

Map/Lot:
 Location:

006-005
 2081 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Reference 1 B3838P298 B4596P8
 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
49.00	Acres-Woodland	450.00	22,050	100%		22,050
6.00	Acres-Brush	375.00	2,250	100%		2,250
36.00	Acres-Pasture	375.00	13,500	100%		13,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 101.00						Land Total 60,800

Dwelling Description				Replacement Cost New	
Conventional	One Story	828 Sqft	Grade D 100	Base	59,335
Exterior	Other	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	0% Not Heated	Cooling	0% None	Heat	-3,643
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,440
Attic	Full Finished			Attic	10,941
FirePlaces	0			Fireplace	0
Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
0	0	Typical	Typical	Below Average	Typical	68,073	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		40%	100%	100%	27,229

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	0	456	D 100	9,342	Avq-	40%	100%	100%	3,737
Frame Shed	0	450	D 100	5,760	Avq-	40%	100%	100%	2,304
Unfin Basement	0	450	D 100	3,106	Avq-	40%	100%	100%	1,242
Frame Garage	0	400	D 100	6,392	Avq-	40%	100%	100%	2,557
Unfin Basement	0	400	D 100	2,803	Avq-	40%	100%	100%	1,121
Frame Shed	0	1708	D 105	22,955	Avq-	70%	75%	100%	12,051
Large Barn	0	3286	C 100	59,477	Avq-	40%	75%	100%	17,843
Frame Shed	0	528	E 100	3,379	Avq-	90%	75%	100%	2,281
828 SFLA		Field1							
Outbuilding Total									43,136

Acpt Land 60,800 **Accepted Bldg** 70,400 **Total** 131,200

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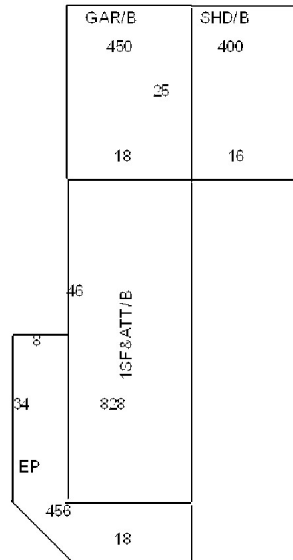
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BARN SHD
44X75 32X54



SHD
22X24