

Mapleton
 Name: CARON, STEPHEN D., SR.
 CARON, KEITH C.

Valuation Report

08/01/2019

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Account: 2466 Card: 1 of 3

Map/Lot:
 Location:

003-009
 2241 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Reference 1
 Reference 2 B3963P035 B4787P304
 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 |
| 2.00 | Acres-Homesite | 8,400.00 | 16,800 | 100% | | 16,800 |
| 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 |
| 10.00 | Acres-Unclassified Acreage | 300.00 | 3,000 | 100% | | 3,000 |
| 10.50 | Acres-Tillable 1 | 695.00 | 7,298 | 100% | | 7,298 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| 3.00 | Acres-Boq | 70.00 | 210 | 100% | | 210 |
| Total Acres 34.50 | | | | | Land Total | 41,908 |

| Dwelling Description | | | | Replacement Cost New | |
|----------------------|-------------------|--------------|------------------|----------------------|--------|
| Conventional | One Story | 840 Sqft | Grade C 90 | Base | 65,424 |
| Exterior | Vinyl/Aluminum | Masonry Trim | None | Trim | 0 |
| Dwelling Units | 2 OTHER Units-0 | Roof Cover | Asphalt Shingles | Roof | 0 |
| | | | | | 0 |
| Foundation | Concrete | Basement | None | Basement | -3,763 |
| 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 | 2 | Half Baths | 0 | Plumbing | 2,932 |
| 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 | | | |
| 1994 | 0 | Modern | Modern | Average | Typical | 64,593 | | | |
| Functional Obsolescence | | Economic Obsolescence | | Phys. % | Func. % | Econ. % | | Value(Rcnld) | |
| Basement | | None | | 84% | 90% | 100% | | 48,832 | |
| Outbuildings/Additions/Improvements | | | | | | | | | |
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
| Frame Garage | 1994 | 1517 | C 100 | 25,103 | Avq. | 84% | 80% | 100% | 16,870 |
| Wood Deck | 1994 | 250 | C 90 | 1,222 | Avq. | 84% | 100% | 100% | 1,026 |
| Concrete slab | 1994 | 600 | C 100 | 1,900 | Avq. | 84% | 100% | 100% | 1,596 |
| Stub Wall | 1994 | 158 | C 100 | 505 | Avq. | 84% | 100% | 100% | 424 |
| 840 SFLA | | Field1 | | | | Outbuilding Total | | | 19,916 |

Acpt Land 41,900 **Accepted Bldg** 68,700 **Total** 110,600

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Name: CARON, STEPHEN D., SR.

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CARON, KEITH C.

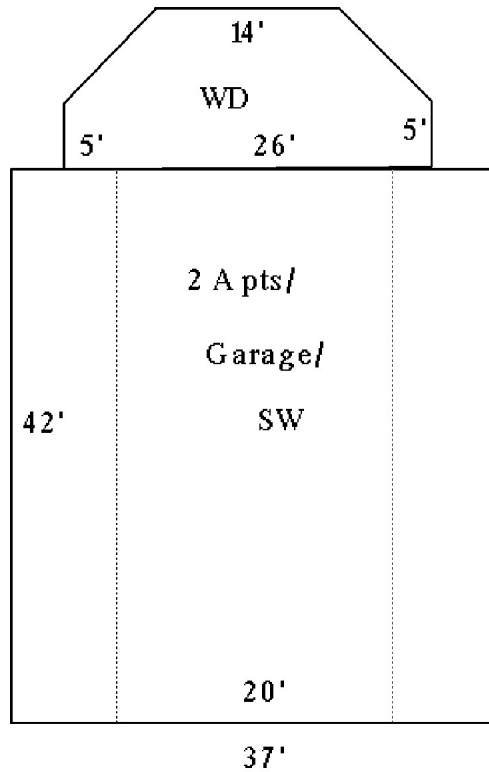
Map/Lot:

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2241 CHAPMAN RD



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Account: 2466 Card: 2 of 3

Map/Lot:
 Location:

003-009
 2261 CHAPMAN RD

Neighborhood 1 7000 Schedule
 Tree Growth 1990
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 CURR TG LAST 2003

Reference 1
 Reference 2 B3963P021 B3963P035
 Tran/Land/Bldg 3 0 0
 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 |
| 5.00 | Acres-Softwood TG | 113.00 | 565 | 100% | | 565 |
| 30.00 | Acres-Mixed Wood TG | 157.00 | 4,710 | 100% | | 4,710 |
| 23.00 | Acres-Hardwood TG | 174.00 | 4,002 | 100% | | 4,002 |
| Total Acres 58.00 | | | Land Total | | | 9,277 |
| Acpt Land | | 9,300 | Accepted Bldg | | 0 | Total |
| | | | | | | 9,300 |

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 Location:

003-009
 2241 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Reference 1
 Reference 2 B3963P035 B4787P304
 Tran/Land/Bldg 3 0 1
 FLOOD MAP & 0 SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 1

| Dwelling Description | | | | Replacement Cost New | |
|----------------------|-------------------|--------------|------------------|----------------------|--------|
| Conventional | One Story | 560 Sqft | Grade D 100 | Base | 47,629 |
| Exterior | Wood Siding | Masonry Trim | None | Trim | 0 |
| Dwelling Units | 1 OTHER Units-0 | Roof Cover | Asphalt Shingles | Roof | 0 |
| | | | | | 0 |
| Foundation | Concrete Slab | Basement | None | Basement | -4,032 |
| Fin. Basement Area | None | Basement Gar | None | Fin Bsmt | 0 |
| Heating | 100% Hot Water BB | Cooling | 0% None | Heat | 0 |
| Rooms | 3 | | | | |
| 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 | Phys. % | Func. % | Econ. % | Percent Good | | Value |
| 2007 | 0 | Typical | Typical | Average | 90% | 100% | 100% | | | Rcnld |
| Functional Obsolescence | | Economic Obsolescence | | | | | | | | Value(Rcnld) |
| None | | None | | | | | | | | 39,237 |
| Outbuildings/Additions/Improvements | | | | | | | | | | Value |
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Rcnld | |
| Frame Shed | 2007 | 280 | C 100 | 4,054 | Ava. | 90% | 100% | 100% | 3,649 | |
| Frame Garage | 2012 | 456 | C 100 | 8,127 | Ava. | 92% | 100% | 100% | 7,477 | |
| Concrete slab | 2012 | 576 | C 100 | 1,824 | Ava. | 92% | 100% | 100% | 1,678 | |
| Barn | 2015 | 989 | C 100 | 12,531 | Ava. | 93% | 90% | 100% | 10,489 | |
| Concrete slab | 2015 | 1088 | C 100 | 3,446 | Ava. | 93% | 100% | 100% | 3,205 | |
| 560 SFLA | | Field1 | | | | | | | 26,498 | |
| Acpt Land | | 0 | | Accepted Bldg | | 65,700 | | Total | | 65,700 |

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CARON, KEITH C.

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| Card | Land | Calculated Building | Calc. Total | Land | Correlated Building | Total |
|--------------|-------------|--------------------------------|--------------------|-------------|--------------------------------|--------------|
| 1 | 41,900 | 68,700 | 110,600 | 41,900 | 68,700 | 110,600 |
| 2 | 9,300 | 0 | 9,300 | 9,300 | 0 | 9,300 |
| 3 | 0 | 65,700 | 65,700 | 0 | 65,700 | 65,700 |
| TOTAL | 51,200 | 134,400 | 185,600 | 51,200 | 134,400 | 185,600 |
