

Mapleton
 Name: CYR, WAYNE
 CYR, DANIELLE M.

Valuation Report

08/01/2019

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Account: 2489 Card: 1 of 1

Map/Lot: 006-002
 Location: 2125 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 03/12/2008
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 2
 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	# -Lot Improvements	7,500.00	7,500	100%		7,500
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.00	Acres-Secondary 2	700.00	700	100%		700
Total Acres 3.00						Land Total 18,100

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,272 Sqft	Grade C 105	Base	145,499
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 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	12				
Bedrooms	5	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	9,407
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
1976	2007	Modern	Modern	Average	Typical	154,906
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				100%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2007	752	C 105	41,298	Avg.	100%	100%	100%	41,298
Con Basement	2007	752	C 100	4,083	Avg.	90%	100%	100%	3,675
Living Sp/Over	2007	1326	C 105	27,092	Avg.	100%	100%	100%	27,092
Fin Garage	2007	1326	C 100	25,438	Avg.	90%	90%	100%	20,605
Concrete slab	2007	1326	C 100	4,201	Avg.	90%	100%	100%	3,781
Frame Bay Window	2007	8	C 100	273	Avg.	90%	100%	100%	246
Open Frame Porch	2007	672	C 100	7,323	Avg.	90%	100%	100%	6,591
1SFr Overhang	2007	132	C 100	4,511	Avg.	90%	100%	100%	4,060
Frame Shed	2010	192	C 100	2,780	Avg.	91%	100%	100%	2,530
3,436 SFLA		Field1				Outbuilding Total			109,878

Acpt Land 18,100 **Accepted Bldg** 264,800 **Total** 282,900

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12'
 16' shed
 192sf

