

Mapleton
 Name: LYONS, EDWIN E.
 LYONS, NANCY M.

Valuation Report

08/01/2019

Page 1

Account: 2498 Card: 1 of 3

Map/Lot: 011-020
 Location: 424 CARVELL RD

Neighborhood 1 7000 Schedule

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

Reference 1 B1926P318
 Reference 2
 Tran/Land/Bldg 3 1 9
 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 |
| 7.00 | Acres-Secondary 2 | 700.00 | 4,900 | 100% | | 4,900 |
| 4.00 | Acres-Boq | 70.00 | 280 | 100% | | 280 |
| 12.00 | Acres-Tilliable 2 | 695.00 | 8,340 | 100% | | 8,340 |
| 2.00 | # -Lot Improvements | 7,500.00 | 15,000 | 100% | | 15,000 |
| Total Acres 26.00 | | | | | | Land Total 46,820 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|-------------------|--------------|------------------|------------|--------|
| Conventional | One & 3/4 Story | 728 Sqft | Grade D 100 | Base | 76,954 |
| 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 | 100% Gravity Warm | Cooling | 0% None | Heat | 0 |
| Rooms | 8 | | | | |
| Bedrooms | 4 | Add Fixtures | 0 | | |
| Baths | 1 | Half Baths | 0 | Plumbing | 0 |
| Attic | None | | | Attic | 0 |
| 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 | 76,954 | | | |
| Functional Obsolescence | | Economic Obsolescence | | Phys. % | Func. % | Econ. % | Value(Rcnld) | | |
| Delapidation | | None | | 40% | 50% | 100% | 15,391 | | |
| Outbuildings/Additions/Improvements | | | | | | | | | |
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
| One Story Frame | 0 | 128 | D 100 | 7,510 | Avq- | 40% | 50% | 100% | 1,502 |
| Encl Frame Porch | 0 | 96 | D 100 | 3,387 | Avq- | 40% | 50% | 100% | 678 |
| Frame Garage | 2014 | 1500 | C 110 | 27,315 | Avq. | 93% | 100% | 100% | 25,403 |
| Concrete slab | 2014 | 1500 | C 100 | 4,751 | Avq. | 93% | 100% | 100% | 4,418 |
| 1,402 SFLA | | Field1 | | | | Outbuilding Total | | | 32,001 |

Acpt Land 46,800 **Accepted Bldg** 47,400 **Total** 94,200

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Name: LYONS, EDWIN E.

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LYONS, NANCY M.

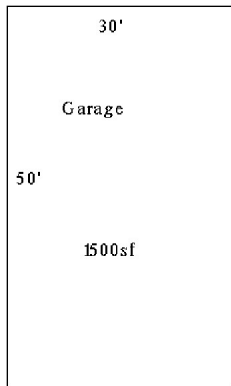
Map/Lot:

011-020

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Location:

424 CARVELL RD



| | | |
|-----------|-------|----------|
| OP 12' | 8' | 1SFr 16' |
| 96sf | | 128sf |
| 13/4SFr/B | | |
| 26' | 728sf | |
| 28' | | |

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011-020
 424 CARVELL RD

Neighborhood 1 7000 Schedule

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

1

Reference 1 B1926P318

Reference 2

Tran/Land/Bldg 3 0 0

FLOOD MAP & 0 SHORELAND ZONE 0

Exemption(s) 9 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Percent Good | | | Value Rcnld | |
|------------------|------|--------|-------|--------|------|--------------|----------------------|------|-------------|--------------|
| | | | | | | Phy | Func | Econ | | |
| Marlette M/H | 2004 | 16X76 | A 100 | 39.716 | Avg. | 54% | 100% | 100% | 21,347 | |
| Concrete slab | 2004 | 1216 | C 100 | 3.852 | Avg. | 88% | 100% | 100% | 3,390 | |
| Wood Deck | 2012 | 84 | B 100 | 494 | Avg. | 92% | 100% | 100% | 454 | |
| 2,618 SFLA | | Field1 | | | | | | | | |
| Acpt Land | | | | | | 0 | Accepted Bldg | | 25,200 | Total |
| | | | | | | | | | 25,200 | |

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LYONS, NANCY M.

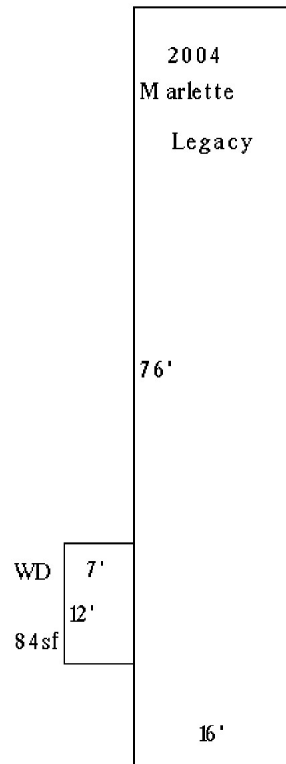
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Map/Lot:

011-020

Account: 2498 Card: 3 of 3

Location:

424 CARVELL RD

Neighborhood 1 7000 Schedule
 Tree Growth 1979
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities None
 Street Paved
 CURR TG LAST 2001

Reference 1 B1926P318
 Reference 2
 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 |
|--------------------|----------------------|------------|--------|------|------------|--------|
| 7.00 | Acres-Softwood TG | 113.00 | 791 | 100% | | 791 |
| 118.00 | Acres-Mixed Wood TG | 157.00 | 18,526 | 100% | | 18,526 |
| 27.00 | Acres-Hardwood TG | 174.00 | 4,698 | 100% | | 4,698 |
| Total Acres 152.00 | | | | | Land Total | 24,015 |

Acpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

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| Card | Land | Calculated Building | Calc. Total | Land | Correlated Building | Total |
|--------------|-------------|--------------------------------|--------------------|-------------|--------------------------------|--------------|
| 1 | 46,800 | 47,400 | 94,200 | 46,800 | 47,400 | 94,200 |
| 2 | 0 | 25,200 | 25,200 | 0 | 25,200 | 25,200 |
| 3 | 24,000 | 0 | 24,000 | 24,000 | 0 | 24,000 |
| TOTAL | 70,800 | 72,600 | 143,400 | 70,800 | 72,600 | 143,400 |
