

Mapleton
Name: SAUCIER, RENEE B.

Valuation Report

08/01/2019

Page 1

Map/Lot: 011-025

Account: 2600 Card: 1 of 1

Location: 576 CARVELL RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 06/06/2016
Sale Price 149,800
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
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
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 15,900

Dwelling Description

Replacement Cost New

Item	Description	Value	Item	Description	Value
Raised Ranch	One Story 759 Sqft	66,899	Base		66,899
Exterior	Composition Masonry Trim	0	Trim		0
Dwelling Units	1 OTHER Units-0	0	Roof	Asphalt Shingles	0
		0			0
Foundation	Wood Basement	0	Basement	Dry Full Bmt	0
Fin. Basement Area	380 Sqft, Grade D	5,853	Fin Bsmt	2 CAR	5,853
Heating	100% Hot Water BB	0	Heat	0% None	0
Rooms	6				
Bedrooms	3				
Baths	1		Plumbing		0
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
1973	0	Typical	Typical	Good	Typical	72,752
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				84%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				61,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1973	14	C 105	502	Good	84%	100%	100%	422
Open Frame Porch	1973	6	C 105	1,146	Good	84%	100%	100%	963
1SFr Overhang	1973	13	C 105	465	Good	84%	100%	100%	391
1SFr Overhang	1973	24	C 105	861	Good	84%	100%	100%	723
Wood Deck	1973	240	C 100	1,303	Avg.	75%	100%	100%	977
Fin Garage	1973	598	C 100	12,208	Avg.	75%	100%	100%	9,156
One Story Frame	1973	598	C 100	31,720	Avg.	75%	100%	100%	23,790
Frame Shed	2002	384	C 100	5,560	Avg.	88%	100%	100%	4,893
Frame Shed	2002	284	C 100	4,112	Avg.	88%	100%	100%	3,619
Frame Shed	2009	96	C 100	1,390	Avg.	91%	100%	100%	1,265
1,408 SFLA		Field1							
						Outbuilding Total			46,199

Acpt Land 15,900 **Accepted Bldg** 107,300 **Total** 123,200

