

Mapleton
 Name: DYER, DANIEL J.
 DYER, JOAN C.

Valuation Report

08/01/2019

Page 1

Account: 2621 Card: 1 of 1

Map/Lot: 011-028
 Location: 594 CARVELL RD

Neighborhood 1 7000 Schedule

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

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
0.50	Acres-Secondary 1	1,500.00	750	100%		750
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.50						Land Total 16,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	76,017
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Good	Typical	76,017
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	64,614	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	232	C 100	1,260	Avg.	91%	100%	100%	1,147
Wood Deck	2009	48	C 100	261	Avg.	91%	100%	100%	238
Frame Shed	2009	168	C 90	2,190	Avg.	91%	100%	100%	1,993
Frame Garage	2016	576	C 100	10,047	Avg.	94%	100%	100%	9,444
Concrete slab	2016	576	C 100	1,824	Avg.	94%	100%	100%	1,715
1,008 SFLA		Field1				Outbuilding Total			14,537

Acpt Land 16,700 **Accepted Bldg** 79,200 **Total** 95,900

Mapleton
Name: DYER, DANIEL J.
DYER, JOAN C.
Account: 2621

Valuation Report

08/01/2019
Page 2
011-028
594 CARVELL RD

Map/Lot:
Location:

