

Mapleton  
 Name: MICHAUD, MICHAEL B.  
 MICHAUD, SHELLY R.

**Valuation Report**

08/01/2019

Page 1

Account: 2637 Card: 1 of 1

Map/Lot:  
 Location:

011-035  
 646 GRENDALL RD

Neighborhood 1 7000 Schedule

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

Reference 1 B3022P113  
 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**

Conventional	Two Story	480 Sqft	Grade C 100	Base	74,891
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	7				
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
1920	0	Typical	Typical	Good	Typical	74,891
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	56,168	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1977	480	C 100	25,890	Good	75%	100%	100%	19,418
Unfin Basement	1997	480	C 100	3,718	Good	75%	100%	100%	2,788
Open Frame Porch	1997	200	C 100	2,907	Good	75%	100%	100%	2,180
Frame Garage	1999	784	C 100	13,376	Avq+	89%	100%	100%	11,905
Frame Shed	1999	224	D 100	2,867	Avq.	86%	75%	100%	1,850
Wood Deck	2009	48	C 100	261	Avq.	91%	100%	100%	238
Concrete slab	1999	784	C 100	2,483	Avq.	86%	100%	100%	2,135
1,440 SFLA		Field1				Outbuilding Total			40,514

**Acpt Land** 15,900 **Accepted Bldg** 96,700 **Total** 112,600

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 Page 2  
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10'	200sf	
	OP	
20'	1SFr/B	
24'	480sf	
		WD
		48sf
		6' 8'
24'	2SFr/B	
	480sf	

Garage/Slab	shed
784sf	224sf