

Mapleton
 Name: LEBLANC, PATRICIA
 LEBLANC, GERALD

Valuation Report

08/01/2019

Page 1

Account: 947 Card: 1 of 1

Map/Lot:
 Location:

014-014
 1697 MAIN ST

Neighborhood 9 Neighborhood 9

Zoning/Use Residential-Business
 Topography
 Utilities Drilled WellPublic Sewer
 Street Paved

2

Reference 1 B4077P6

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 7C SHORELAND ZONE 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Baslot (Fract)	11,000.00	5,609	100%		5,609
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.26						Land Total 13,109

Dwelling Description

Replacement Cost New

Conventional	One Story	1,140 Sqft	Grade D 100	Base	72,963
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	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% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,160
Attic	Floor & Stairs			Attic	2,080
FirePlaces	0			Fireplace	0
Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total						
0	0	Obsolete	Obsolete	Average	Typical	72,883						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)					
Incomplete		None		50%	90%	100%	32,797					
Outbuildings/Additions/Improvements												
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd			
Frame Shed	0	360	D 100	4,608	Avq.	50%	90%	100%	2,074			
1,140 SFLA		Field1							2,074			
Acpt Land							13,100	Accepted Bldg		34,900	Total	48,000

Mapleton
Name: LEBLANC, PATRICIA
LEBLANC, GERALD
Account: 947

Valuation Report

Map/Lot:
Location:

08/01/2019
Page 2
014-014
1697 MAIN ST

