

Valuation Report

Map/Lot: 002-047-001

Account: 269 Card: 1 of 1

Location: 34 GARLAND RD

Neighborhood 1 8,000 schedule
Zoning/Use Residential-Farm
Topography
Utilities Drilled WellSeptic System
Street Paved
1

Sale Data
Sale Date 12/24/2019
Sale Price 51,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
FLOOD MAP & 8C SHORELAND ZONE 0
Exemption(s) 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						16,650

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,040 Sqft	Grade C 100	Base	120,042
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-10,010
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,800
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1977	0	Typical	Typical	Below Average	Typical	117,332					
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
Incomplete			None	54%	95%	100%	60,191				
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd		
2S Frame Garage	1986	768	C 100	21,746	Fair	35%	70%	100%	5,328		
1,820 SFLA		Field1									
Acpt Land						16,700	Accepted Bldg		65,500	Total	82,200

Percent Good

Phy Func Econ

Outbuilding Total

Acpt Land

16,700

Accepted Bldg

65,500

Total

82,200

Mapleton
Name: HUDSON, PRESTON R. SR

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08/28/2020

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