

Name: MORNEAULT, JEFFREY

JONES-MORNEAULT, REGINA ANN

Map/Lot:

002-030-032

Account: 1278 Card: 1 of 1

Location:

101 PLEASANT HILL DR

Neighborhood 10 19,000 schedule

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

**Sale Data**  
 Sale Date 09/04/2014  
 Sale Price 255,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B4491P177 B4492P39  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 0 SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 6

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Unimproved Lot	19,570.00	19,570	100%		19,570
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
0.17	Acres-Secondary 2	700.00	119	100%		119
Total Acres 2.17						Land Total 28,689

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,211 Sqft	Grade B 110	Base	203,948
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	1		
Baths	2	Half Baths	1	Plumbing	7,722
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
2007	0	Modern	Modern	Good	Typical	211,670
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100% 100%	194,736

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fin Garage	2007	840	B 110	26,240	Good	92%	100%	100%	24,141
Concrete slab	2007	840	C 100	2,940	Avq.	88%	100%	100%	2,587
Unfinished Attic	2012	840	C 100	2,940	Avq.	91%	100%	100%	2,675
Wood Deck	2007	55	B 110	473	Avq.	88%	100%	100%	416
Wood Deck	2012	288	B 100	2,246	Avq.	91%	100%	100%	2,044
Frame Shed	2014	448	C 100	7,168	Avq.	92%	100%	100%	6,595
2,422 SFLA		Field1							
						Outbuilding Total			38,458

**Acpt Land** 28,700 **Accepted Bldg** 233,200 **Total** 261,900

Mapleton

Valuation Report

08/01/2019

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