

Mapleton
 Name: SAUCIER, CARLTON
 SAUCIER, NANCY

Valuation Report

08/01/2019

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Account: 147 Card: 1 of 1

Map/Lot: 002-001-A
 Location: 387 CARVELL RD

Neighborhood 1	8,000 schedule			Sale Data
Zoning/Use	Residential-Farm	Sale Date	10/09/1991	
Topography		Sale Price	15,000	
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings	
Street	Paved	Financing		
	1	Verified		
		Validity		
Reference 1	B2400P157			
Reference 2				
Tran/Land/Bldg	1 1 1			
FLOOD MAP &	11C	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	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 10.00						Land Total 23,000

Dwelling Description				Replacement Cost New		
Conventional	One Story	720 Sqft	Grade D 100	Base		54,618
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement		-2,385
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1972	0	Typical	Typical	Below Average	Typical		52,233
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None				51%	100%	100%	26,639

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	20	D 100	2,130	Avq-	51%	100%	100%	1,086
One Story Frame	1972	480	D 100	22,886	Avq-	51%	100%	100%	11,672
Open Frame Porch	1972	35	D 100	1,205	Avq-	51%	100%	100%	615
Frame Garage	1972	322	D 100	5,288	Fair	26%	100%	100%	1,375
Frame Shed	1972								100
1,200 SFLA		Field1		----- SOUND VALUE -----					100
Outbuilding Total									14,848

Acpt Land	23,000	Accepted Bldg	41,500	Total	64,500
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