

Mapleton
 Name: LAGASSE, CHARLES C.
 LAGASSE, LINDA M.

Valuation Report

08/01/2019

Page 1

Account: 151 Card: 1 of 1

Map/Lot:
 Location:

002-002-A
 412 CARVELL RD

Neighborhood 1 8,000 schedule

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

Reference 1 B1208P208
 Reference 2 B2627P136 B3118P090 B3256P235
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 11C SHORELAND ZONE 0
 Exemption(s) 9 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	8,400.00	6,978	100%		6,978
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.69					Land Total	14,478

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	86,618
Exterior	Composition	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	5				
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
1975	1985	Typical	Typical	Average	Typical	86,618
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	60,633	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	160	C 100	2,560	Avq.	85%	100%	100%	2,176
Wood Deck	2008	16	C 100	96	Avq.	89%	100%	100%	85
Patio	2008	20	C 100	70	Avq.	89%	100%	100%	62
Basement Entry	2008	35	C 100	2,972	Avq.	89%	100%	100%	2,645
Frame Garage	2008	672	C 100	12,798	Avq.	89%	100%	100%	11,390
Concrete slab	2008	672	C 100	2,352	Avq.	89%	100%	100%	2,093
Frame Shed	2018	216	C 100	3,456	Avq.	94%	100%	100%	3,249
1,056 SFLA		Field1							21,700

Acpt Land 14,500 **Accepted Bldg** 82,300 **Total** 96,800

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