

Mapleton
 Name: WOODWORTH, CHRISTOPHER L.
 WOODWORTH, KIMBERLY D.

Valuation Report

08/01/2019

Page 1

Account: 152 Card: 1 of 1

Map/Lot:
 Location:

002-002-B
 406 CARVELL RD

Neighborhood 1 8,000 schedule

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

1

Reference 1
 Reference 2 B3304P052 B4571P109 B5088P115
 Tran/Land/Bldg 1 0 0
 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
0.62	Acres-Secondary 2	700.00	434	100%		434
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.62						Land Total 17,834

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,176 Sqft	Grade C 110	Base	133,233
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	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
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
1996	0	Typical	Typical	Average	Typical	136,203
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	111,686	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	1996			----	S O U N D	V A L U E	----		200
Fin Garage	2003	1152	C 100	24,614	Avq-	77%	100%	100%	18,953
Wood Deck	2003	288	C 100	1,728	Avq-	77%	100%	100%	1,331
One Story Frame	2003	160	C 100	11,136	Avq-	77%	100%	100%	8,575
1,924 SFLA		Field1							29,059

Acpt Land

17,800

Accepted Bldg

140,700

Total

158,500

Mapleton

Valuation Report

08/01/2019

Name: WOODWORTH, CHRISTOPHER L.

Page 2

WOODWORTH, KIMBERLY D.

Map/Lot:

002-002-B

Account: 152

Location:

406 CARVELL RD

