

Mapleton
 Name: THERIAULT, PAUL L.
 THERIAULT, KIM M.

Valuation Report

08/01/2019

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Account: 153 Card: 1 of 1

Map/Lot:
 Location:

002-002-C
 380 CARVELL RD

Neighborhood 1 8,000 schedule

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

1

Reference 1
 Reference 2 B2832P005 B4722P86
 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
0.31	Acres-Secondary 1	1,500.00	465	100%		465
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.31			Land Total			16,365

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,120 Sqft	Grade C 100	Base	90,112
Exterior	Wood Siding	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	392 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,096
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,800
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
1984	0	Typical	Typical	Average	Typical	97,008
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	72,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	144	B 100	1,123	Avq.	75%	100%	100%	842
Wood Deck	2004	125	B 100	975	Avq.	87%	100%	100%	848
Wood Deck	2004	72	B 100	562	Avq.	87%	100%	100%	489
1,120 SFLA		Field1				Outbuilding Total			2,179

Acpt Land

16,400

Accepted Bldg

74,900

Total

91,300

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