

Mapleton
 Name: FLYNN, BRIAN P.
 FLYNN, CAROL B.

Valuation Report

08/01/2019

Page 1

Map/Lot: 002-012-A

Account: 175 Card: 1 of 1

Location: 150 CARVELL RD

Neighborhood 1 8,000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data
 Sale Date 12/18/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 8C 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	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 15,900

Dwelling Description

Replacement Cost New

Cape Cod	One Story	988 Sqft	Grade C 105	Base	87,050
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	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	1/2 Finished			Attic	8,355
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	95,405
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	74,416
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1990	324	B 110	2,779	Avq.	2,168
Frame Garage	1995	720	C 100	13,648	Avq.	11,191
988 SFLA		Field1				
Outbuilding Total						13,359

Acpt Land 15,900 **Accepted Bldg** 87,800 **Total** 103,700

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