

Mapleton
 Name: MICHAUD, CARL D.

Valuation Report

08/01/2019

GUERRETTE, KIMBERLY C.

Map/Lot:

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Account: 230 Card: 1 of 1

Location:

002-034-A

23 BRALEY HEIGHTS

Neighborhood 10 19,000 schedule

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

Sale Data
 Sale Date 05/13/2009
 Sale Price 194,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4698P8
 Reference 2 B2738P53 B2772P190
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	19,570.00	19,570	100%		19,570
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.01	Acres-Secondary 2	700.00	7	100%		7
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.01						Land Total 28,577

Dwelling Description

Replacement Cost New

Conventional	One Story	2,016 Sqft	Grade B 110	Base	214,548
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	3 CAR	Fin Bsmt	16,055
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,435
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Above Average	Typical	237,038
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						201,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1994	368	B 100	2,870	Avq+	85%	100%	100%	2,439
2,016 SFLA		Field1							2,439
Outbuilding Total									2,439

Acpt Land 28,600 **Accepted Bldg** 203,900 **Total** 232,500

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