

Mapleton
 Name: BEAULIEU, CHRISTOPHER N
 BEAULIEU, AMANDA E

Valuation Report

08/01/2019

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Account: 1206 Card: 1 of 1

Map/Lot: 006-007-004-013
 Location: 79 FLAGSTONE RIDGE RD

Neighborhood 12 22.000 schedule

Zoning/Use Residential-Farm
 Topography
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/15/2017
 Sale Price 37,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2 B4103P138 B4918P214 B4974P248
 Tran/Land/Bldg 1 9 15
 FLOOD MAP & 6C SHORELAND ZONE 0
 Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	22,660.00	22,660	85%	Access	19,261
1.00	Acres-Secondary 1	1,500.00	1,500	85%	Access	1,275
8.00	Acres-Secondary 2	700.00	5,600	85%	Access	4,760
9.31	Acres-Unclassified Acreage	375.00	3,491	85%	Access	2,968
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 19.31						35,764

Dwelling Description				Replacement Cost New		
Conventional	One Story	2,070 Sqft	Grade C 100	Base		141,982
Exterior	Other	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-18,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-11,385
Rooms	0					
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,070
Unfin. Living Area	48%			Unfinished		-21,859

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	None	None	Average	Typical	88,038
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	65%	100%	53,791	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2007	480	C 100	28,608	Avq.	88%	60%	100%	15,105
Fin Garage	2007	900	C 100	19,554	Avq.	88%	100%	100%	17,208
Concrete slab	2007	1380	C 100	4,830	Avq.	88%	100%	100%	4,250
Frame Garage	2017	840	C 100	15,770	Avq.	94%	50%	100%	7,412
Concrete slab	2017	840	C 100	2,940	Avq.	94%	100%	100%	2,764
1,557 SFLA		Field1							
Outbuilding Total									46,739

Acpt Land 35,800 **Accepted Bldg** 100,500 **Total** 136,300

Show Room

Work Shop

