

Mapleton
Name: BEAULIEU, JEFFREY S.

Valuation Report

08/01/2019

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Map/Lot: 006-007-004-010

Account: 1213 Card: 1 of 1

Location: 50 FLAGSTONE RIDGE RD

Neighborhood 12 22.000 schedule

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

Reference 1
Reference 2 B4918P214
Tran/Land/Bldg 1 1 1
FLOOD MAP & 6C SHORELAND ZONE 0
Exemption(s) 9 0 0 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
0.36	Acres-Secondary 2	700.00	252	85%	Access	214
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.36						Land Total 28,250

Dwelling Description

Replacement Cost New

Contemporary	Two Story	676 Sqft	Grade B 100	Base	128,446
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,909
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,850
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
2005	0	Modern	Modern	Average	Typical	126,387
Functional Obsolescence						Value(Rcnld)
None		None		87%	100%	109,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
Two Story Frame	2005	448	B 100	68,279	Avq.	87%	60%	100%	35,642
Concrete slab	2005	1528	C 100	5,348	Avq.	87%	100%	100%	4,653
One Story Frame	2005	364	B 100	28,956	Avq.	87%	100%	100%	25,192
1SFr Overhanq	2005	52	B 100	2,553	Avq.	87%	100%	100%	2,221
Open Frame Porch	2005	56	B 100	2,241	Avq.	87%	100%	100%	1,950
Wood Deck	2005	260	B 100	2,028	Avq.	87%	100%	100%	1,764
Fin Garage	2005	716	B 100	20,618	Avq.	87%	100%	100%	17,938
Living Sp/Over	2005	358	B 100	10,007	Avq.	87%	100%	100%	8,706
2,664 SFLA		Field1					Outbuilding Total		98,066

Acpt Land

28,300

Accepted Bldg

208,000

Total

236,300

