

Mapleton  
 Name: BEAULIEU, MARY K.

**Valuation Report**

08/01/2019

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Map/Lot:

006-003-001

Account: 495 Card: 1 of 1

Location:

153 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

1

Reference 1 B2931P284

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 9C SHORELAND ZONE 0

Exemption(s) 9 0 0 Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	12,360.00	12,360	100%		12,360
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
5.10	Acres-Secondary 2	700.00	3,570	100%		3,570
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 7.10						Land Total 24,930

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	85,744
Exterior	Composition	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	260 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,974
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1977	0	Typical	Typical	Average	Typical	88,718
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None			None	90%	100% 100%	79,846

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value
----- S O U N D V A L U E -----									
							Func	Econ	Rcnld
Frame Shed	1977								300
Frame Garage	1987	624	C 100	11,950	Avq.	77%	100%	100%	9,202
Open Frame Porch	1987	112	C 100	2,302	Avq.	77%	75%	100%	1,330
Wood Deck	2010	25	B 100	195	Avq.	90%	100%	100%	176
Wood Deck	2010	40	B 100	312	Avq.	90%	100%	100%	281
1,040 SFLA		Field1					Outbuilding Total		11,289

**Acpt Land**

24,900

**Accepted Bldg**

91,100

**Total**

116,000

