

Mapleton
 Name: LANGILLE, CARROLL A. JR
 LANGILLE, JENNIFER L.

Valuation Report

08/01/2019

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Account: 405 Card: 1 of 1

Map/Lot: 005-011-E
 Location: 162 GARLAND RD

Neighborhood 7 10000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/07/2006
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B3532P323 B4898P35
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	11,000.00	11,000	100%		11,000	
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500	
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600	
1.53	Acres-Unclassified Acreage	375.00	574	100%		574	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 11.53						Land Total	26,174

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,474 Sqft	Grade B 110	Base	156,500
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	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,861
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			
1990	0	Typical	Typical	Average	Typical	160,361			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Overbuilt		None		95%	90% 100%	137,109			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Two Story Frame	1990	396	B 110	66,986	Avg.	95%	90%	100%	57,273
Unfin Basement	1990	396	B 110	4,969	Avg.	95%	90%	100%	4,249
2,266 SFLA		Field1				Outbuilding Total			61,522
Acpt Land		26,200	Accepted Bldg		198,600	Total		224,800	

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