

Mapleton  
 Name: POISSON, NICOLE L.  
 POISSON, JOSHUA M.

**Valuation Report**

08/01/2019

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Account: 409 Card: 1 of 1

Map/Lot: 005-012  
 Location: 176 GARLAND RD

Neighborhood 7 10000 schedule  
 Zoning/Use Residential-Farm  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Paved  
 1

**Sale Data**  
 Sale Date 10/23/2014  
 Sale Price 119,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 0 0  
 FLOOD MAP & 8C SHORELAND ZONE 0  
 Exemption(s) 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
0.60	Acres-Secondary 2	700.00	420	100%		420
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.60						Land Total 20,420

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	930 Sqft	Grade C 95	Base	113,627
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,565
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,225
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1968	0	Typical	Typical	Below Average	Typical	122,842	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Overbuilt		None		80%	90%	100%	88,446

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1968	294	C 95	17,530	Avg-	80%	90%	100%	12,622
Unfin Basement	1968	294	C 95	2,568	Avg-	80%	90%	100%	1,849
Wood Deck	1968	200	D 100	960	Avg-	80%	100%	100%	768
Frame Shed	1968	200	D 100	2,560	Poor	25%	25%	100%	160
Frame Shed	1968	780	D 100	9,984	Avg-	60%	100%	100%	5,990
2,154 SFLA		Field1				Outbuilding Total			21,389

**Acpt Land** 20,400 **Accepted Bldg** 109,800 **Total** 130,200

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