

Mapleton  
 Name: COLE, JONATHAN P.

**Valuation Report**

08/01/2019

COLE, ASHLEY A. PUTNAM

Map/Lot:

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Account: 127 Card: 1 of 1

Location:

001-053-A

183 GRENDALL RD

Neighborhood 5 11000 schedule

Zoning/Use Residential-Farm  
 Topography LevelRolling  
 Utilities Drilled Well  
 Street Paved

**Sale Data**  
 Sale Date 11/29/2016  
 Sale Price 9,326  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 B3021P090  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 8C 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	# -Lot Improvements	7,500.00	7,500	66%	Restrictio	4,950
0.44	Acres-Secondary 1	1,500.00	660	100%		660
Total Acres 1.44			Land Total			17,970

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	594 Sqft	Grade D 100	Base	73,671
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	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	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	.....			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Typical	Typical	Below Average	Typical	73,671
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	100%	90%	26,522	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	0	352	D 100	17,296	Avq-	40%	100%	90%	6,226
Finished Attic	0	352	D 100	3,098	Avq-	40%	100%	90%	1,115
Unfin Basement	0	352	D 100	2,514	Avq-	40%	100%	90%	905
One Story Frame	0	144	D 100	8,210	Avq-	40%	100%	90%	2,956
Finished Attic	0	144	D 100	1,267	Avq-	40%	100%	90%	456
Unfin Basement	0	132	D 100	1,182	Avq-	40%	100%	90%	426
Frame Shed	2010	96	C 100	1,536	Avq.	90%	100%	90%	1,244
One Story Frame	2018	418	C 100	25,222	Avq.	94%	50%	90%	10,669
2,350 SFLA		Field1							
<b>Outbuilding Total</b>									<b>23,997</b>

**Acpt Land** 18,000 **Accepted Bldg** 50,500 **Total** 68,500

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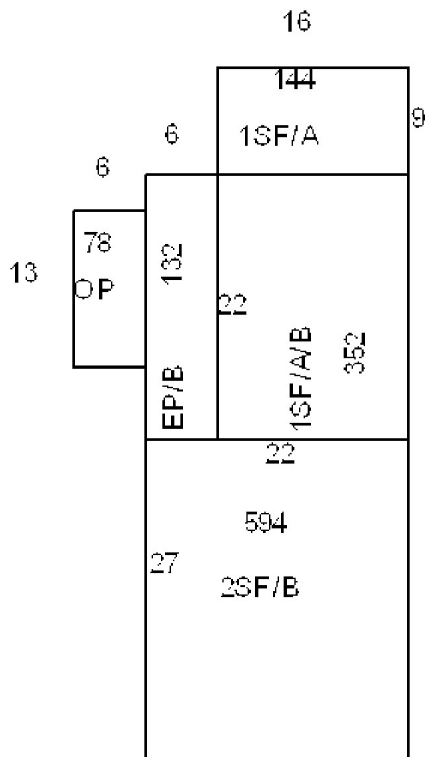
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SHD

8X12