

Mapleton
 Name: PUTNAM, COLLEN T.
 PUTNAM, KAREN S.

Valuation Report

08/01/2019

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Account: 129 Card: 1 of 2

Map/Lot:
 Location:

001-053-B
 197 GRENDALL RD

Neighborhood 5 11000 schedule

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

Reference 1 B4481P226 B4637P337
 Reference 2 B2999P183B3706P050B3938118B4551P119
 Tran/Land/Bldg 1 1 9
 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 (Fract)	12,360.00	12,360	100%		12,360
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
0.69	Acres-Secondary 1	1,500.00	1,035	100%		1,035
Total Acres 1.69			Land Total			20,895

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,404 Sqft	Grade B 100	Base		137,304
Exterior	Vinyl/Aluminum	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	702 Sqft, Grade C	Basement Gar	None	Fin Bsmt		4,563
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
2007	0	Modern	Modern	Average	Typical	147,717
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	129,991	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1997	672	C 100	12,798	Avq.	83%	100%	100%	10,622
Wood Deck	2007	20	C 100	120	Avq.	88%	100%	100%	106
Frame Shed	2005	192	B 100	3,994	Avq-	78%	100%	100%	3,115
Frame Shed	2007	64	D 90	738	Avq-	80%	100%	100%	590
1SFr Overhanq	2007	52	B 100	2,553	Avq.	88%	100%	100%	2,247
Concrete slab	1997	672	C 100	2,352	Avq.	83%	100%	100%	1,952
1,456 SFLA		Field1							18,632

Acpt Land 20,900 **Accepted Bldg** 148,600 **Total** 169,500

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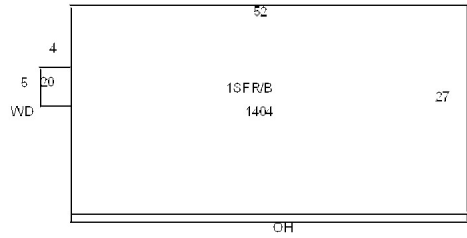
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SHD
12X16
192



GAR/S
24X28
672

SHD
8X8
64

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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	# -Lot Improvements	12,360.00	12,360	100%		0
Total Acres 0.00						Land Total
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Double Wide Moho	2017	28X64	B 110	75,893	Avq.	90%	100%	100%	67,924
Concrete slab	2017	1792	B 100	8,154	Avq.	94%	100%	100%	7,665
3,248 SFLA		Field1				Outbuilding Total			75,589

Acpt Land 0 **Accepted Bldg** 75,600 **Total** 75,600

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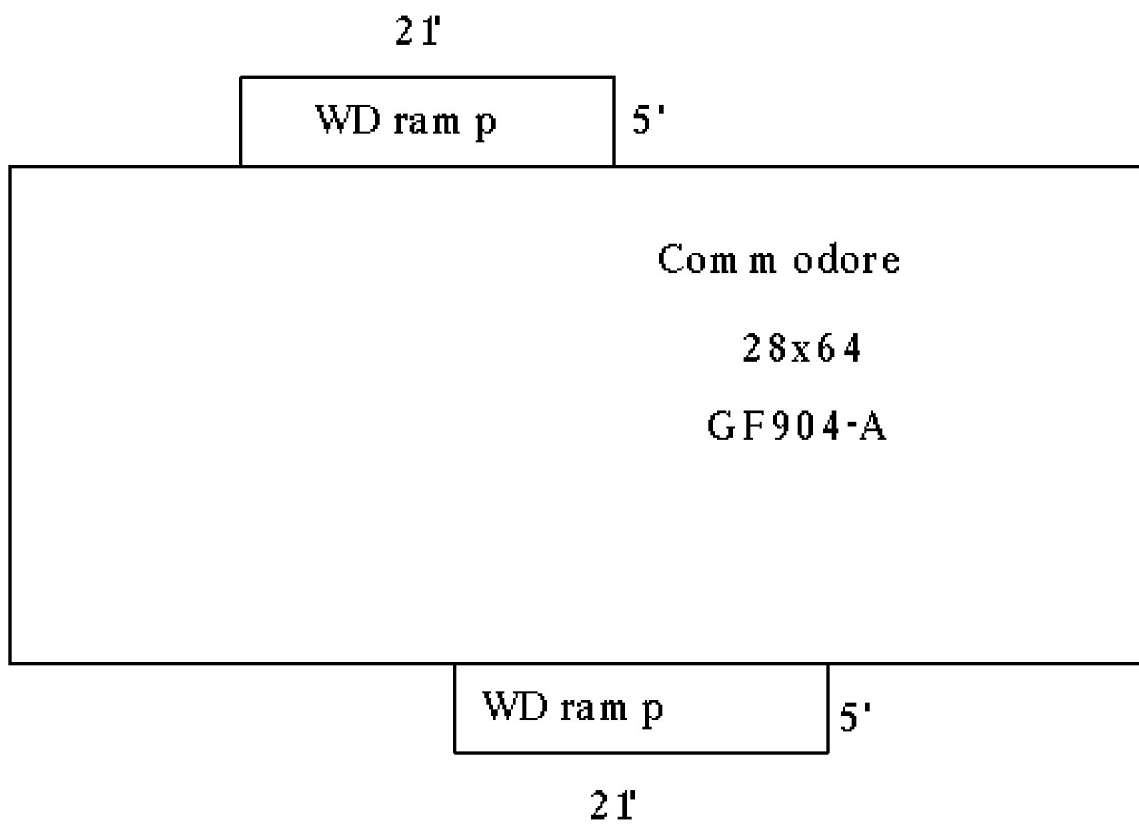
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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,900	148,600	169,500	20,900	148,600	169,500
2	0	75,600	75,600	0	75,600	75,600
TOTAL	20,900	224,200	245,100	20,900	224,200	245,100