

Mapleton
 Name: BUCK, JORDAN
 BUCK CATHARINE

Valuation Report

08/01/2019

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Account: 140 Card: 1 of 1

Map/Lot: 001-064
 Location: 313 GRENDALL RD

Neighborhood 1 8,000 schedule

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

Sale Data
 Sale Date 12/14/2018
 Sale Price 230,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5852P170
 Reference 2 B4341P209
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 11C SHORELAND ZONE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
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
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
0.01	Acres-Woodland	450.00	5	100%		5
Total Acres 10.01			Land Total			23,005

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,824 Sqft	Grade C 105	Base		134,978
Exterior	Wood Siding	Masonry Trim	108Sqft	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	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		4,725
Attic	None			Attic		0
FirePlaces	2			Fireplace		6,825
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1969	0	Typical	Typical	Fair	26%	40%	100%	146,528
Functional Obsolescence		Economic Obsolescence						
Damage		None						15,239

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1969	80	C 105	4,098	Avq.	67%	100%	100%	2,746
Jacuzzi	1987	1	C 100	6,402	Avq.	77%	100%	100%	4,930
Wood Deck	2005	154	C 100	924	Avq-	78%	100%	100%	721
Patio	2005	1200	C 90	3,780	Avq-	78%	90%	100%	2,653
Frame Garage	1969	336	C 100	6,858	Avq.	67%	100%	100%	4,595
Concrete slab	1969	416	C 100	1,456	Avq.	67%	100%	100%	976
Fin Garage	2006	1000	C 110	23,718	Avq.	88%	100%	100%	20,872
Concrete slab	2006	1000	C 100	3,500	Avq.	88%	100%	100%	3,080
One Story Frame	1987	912	C 105	54,804	Avq.	77%	100%	100%	42,199
Concrete slab	1987	912	C 100	3,192	Avq.	77%	60%	100%	1,475
2,736 SFLA		Field1					Outbuilding Total		84,247

Acpt Land 23,000 **Accepted Bldg** 99,500 **Total** 122,500

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