

Name: BOYKIN, ERNEST; BOYKIN, BRENDA

GARDINER, NATHAN; GARDINER, MARALEE

Map/Lot:

001-002

Account: 35

Card: 1 of 1

Location:

3297 WEST CHAPMAN RD

Neighborhood 1 8,000 schedule

Sale Data

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

Sale Date 10/07/2010
 Sale Price 45,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2 B5061P252
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 10C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	8,400.00	7,880	100%		7,880
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.88			Land Total			15,380

Dwelling Description

Replacement Cost New

Ranch	One Story	1,170 Sqft	Grade C 100	Base	92,842
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	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	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,700
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
2012	0	Modern	Modern	Average	Typical	95,542
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	86,943	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	160	C 100	960	Avq.	91%	100%	100%	874
Wood Deck	2012	80	C 100	480	Avq.	91%	100%	100%	437
Basement Entry	2012	40	B 100	3,999	Avq.	91%	100%	100%	3,639
Frame Shed	2012	240	C 110	4,224	Avq.	91%	100%	100%	3,844
1,170 SFLA		Field1				Outbuilding Total			8,794

Acpt Land

15,400

Accepted Bldg

95,700

Total

111,100

Mapleton

Valuation Report

08/01/2019

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