

Mapleton
 Name: HITCHCOCK, JAMES F.
 HITCHCOCK, KIMBERLY J.

Valuation Report

08/01/2019

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Account: 379 Card: 1 of 1

Map/Lot: 004-043-002
 Location: 121 BOONE RD

Neighborhood 1 8,000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities None
 Street Paved
 9

Sale Data
 Sale Date 08/19/2015
 Sale Price 85,000
 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 & 5CA SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	70%		5,880
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
31.76	Acres-Woodland	450.00	14,292	100%		14,292
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 41.76						Land Total 34,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Double Wide Moho	2001	28X56	C 110	56,839	Avg.	46%	100%	100%	25,862
Frame Garage	2016	864	C 100	16,194	Avg.	93%	100%	100%	15,060
Concrete slab	2016	864	C 100	3,024	Avg.	93%	100%	100%	2,812
Frame Shed	2016	144	C 100	2,304	Avg.	93%	100%	100%	2,143
1,568 SFLA		Field1				Outbuilding Total			45,877

Acpt Land 34,800 **Accepted Bldg** 45,900 **Total** 80,700

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