

Mapleton
Name: GRAY, BRIAN K.

Valuation Report

08/01/2019

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Map/Lot: 005-023-A

Account: 434 Card: 1 of 1

Location: 459 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

Sale Data
Sale Date 06/01/1998
Sale Price 88,110
Sale Type Land & Buildings
Financing
Verified
Validity

Reference 1 1
Reference 2 B3619P247

Tran/Land/Bldg 1 0 0

FLOOD MAP & 5C 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	Acres-Secondary 1	1,500.00	1,500	100%		1,500
3.50	Acres-Secondary 2	700.00	2,450	100%		2,450
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.50						Land Total 23,810

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,316 Sqft	Grade C 105	Base	105,854
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	987 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,831
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,835
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,316	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Average	Typical	121,520	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	92,355

Acpt Land 23,800 **Accepted Bldg** 92,400 **Total** 116,200

