

Mapleton
 Name: EMBLETON, DONALD C.
 EMBLETON, HOLLY D.

Valuation Report

08/01/2019

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Map/Lot: 001-035

Account: 88 Card: 1 of 1

Location: 1365 MAPLETON RD

Neighborhood 1 8,000 schedule

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

Sale Data
 Sale Date 08/31/2010
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B3638P333 B3953P063 B4274P10 B4858P131
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) 2 9 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.73	Acres-Homesite (Fract)	8,400.00	7,177	100%		7,177	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 0.73						Land Total	14,677

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade D 100	Base	66,202
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1900	2002	Typical	Typical	Good	Typical	66,202
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Damage		None		75%	86% 100%	42,700
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	1900	15	D 100	1,040	Avq.	520
One Story Frame	1987	294	C 100	18,452	Avq.	14,208
One Story Frame	1900	425	C 100	25,606	Avq-	10,242
Fin Garage	2006	1152	C 100	24,614	Avq.	21,660
Concrete slab	2006	1152	C 100	4,032	Avq.	3,548
Unfinished Attic	2006	1152	C 100	4,032	Avq.	3,548
Wood Deck	1900	40	D 100	192	Avq-	77
Frame Shed	2012	160	C 100	2,560	Avq.	2,330
1,679 SFLA		Field1				
Outbuilding Total						56,133

Acpt Land 14,700 **Accepted Bldg** 98,800 **Total** 113,500

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1365 MAPLETON RD

