

Mapleton  
 Name: LOVLEY, CONRAD B.  
 LOVLEY, JANICE D.

**Valuation Report**

08/01/2019

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Account: 1083 Card: 1 of 1

Map/Lot: 008-013-003  
 Location: 909 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

Zoning/Use Residential-Farm  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 09/14/2017  
 Sale Price 200,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B4870P294  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 0 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
4.24	Acres-Unclassified Acreage	375.00	1,590	100%		1,590
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 14.24						Land Total 28,550

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade B 110	Base	146,350
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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,861
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
2003	0	Modern	Modern	Average	Typical	150,211
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100% 100%	129,181

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	16	B 110	1,873	Avq.	86%	100%	100%	1,611
Frame Garage	2003	1080	B 100	26,016	Avq.	86%	100%	100%	22,374
Wood Deck	2003	114	B 110	978	Avq.	86%	100%	100%	841
Wood Deck	2003	198	B 110	1,698	Avq.	86%	100%	100%	1,460
Jacuzzi	2003	1	C 100	6,402	Avq.	95%	50%	100%	3,041
1,344 SFLA		Field1				Outbuilding Total			29,327

**Acpt Land** 28,600 **Accepted Bldg** 158,500 **Total** 187,100

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