

Mapleton  
 Name: MARTIN, DANIEL R.  
 MARTIN, LESLIE D.

**Valuation Report**

08/01/2019

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Account: 1162 Card: 1 of 1

Map/Lot: 011-004-003  
 Location: 1712 PARSONS RD

Neighborhood 1 8,000 schedule  
 Zoning/Use Residential-Farm  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 2003

**Sale Data**  
 Sale Date 05/04/2010  
 Sale Price 175,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 0 0  
 FLOOD MAP & 0 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	100%		8,400
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
72.58	Acres-Woodland	450.00	32,661	100%		32,661
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 82.58						Land Total 55,661

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,768 Sqft	Grade C 100	Base	125,493
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,508
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	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
2003	0	Modern	Modern	Average	Typical	114,685
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>			<b>Phys. %</b>		<b>Func. %</b>	<b>Econ. %</b>
None			86%		100%	100%
98,629						

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2003	110	C 100	4,522	Avg.	86%	100%	100%	3,889
Frame Garage	2003	1440	C 100	26,378	Avg.	86%	100%	100%	22,685
Frame Shed	2003	140	C 100	2,240	Avg.	86%	75%	100%	1,444
1,768 SFLA		Field1				Outbuilding Total			28,018

**Acpt Land** 55,700 **Accepted Bldg** 126,600 **Total** 182,300

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