

Mapleton  
 Name: GUERRETTE, RYAN.  
 GUERRETTE, RENEE

**Valuation Report**

08/01/2019

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Account: 1215 Card: 1 of 1

Map/Lot: 006-007-004-012  
 Location: 74 FLAGSTONE RIDGE RD

Neighborhood 12 22.000 schedule

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

**Sale Data**  
 Sale Date 05/13/2005  
 Sale Price 23,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 12

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Unimproved Lot	22,660.00	22,660	85%	Access	19,261	
1.00	Acres-Secondary 1	1,500.00	1,500	85%	Access	1,275	
0.86	Acres-Secondary 2	700.00	602	95%	Access	572	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 2.86						Land Total	28,608

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,120 Sqft	Grade B 110	Base	193,290
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 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	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,722
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
2006	0	Modern	Modern	Average	Typical	201,012
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						176,891

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Func	Econ		
Frame Garage	2006	840	B 120	24,601	Avg.	88%	100%	100%	21,649
Basement Entry	2006	40	B 120	4,797	Avg.	88%	100%	100%	4,221
Wood Deck	2006	240	C 100	1,440	Avg.	88%	100%	100%	1,267
Unfinished Attic	2006	420	C 100	1,470	Avg.	88%	100%	100%	1,294
2,240 SFLA		Field1							28,431

**Acpt Land** 28,600 **Accepted Bldg** 205,300 **Total** 233,900

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