

Mapleton  
 Name: LYFORD, HAROLD A.  
 LYFORD, GAIL M.

**Valuation Report**

08/01/2019

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Account: 1285 Card: 1 of 1

Map/Lot: 008-029-027  
 Location: 7 BEAR PAW PATH

Neighborhood 8 15000 schedule

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

**Sale Data**  
 Sale Date 12/23/2010  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 0 SHORELAND ZONE 0  
 Exemption(s) Land Schedule 7

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	16,480.00	16,480	85%	Access	14,008	
0.13	Acres-Secondary 1	1,500.00	195	85%	Access	166	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 1.13						Land Total	21,674

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,927 Sqft	Grade B 100	Base	174,426
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	0				
Bedrooms	6	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,680
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
2012	0	Modern	Modern	Average	Typical	179,106
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	162,986	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Frame Garage	2012	520	B 100	13,146	Avg.	91%	100%	100%	11,963
Concrete slab	2012	520	C 100	1,820	Avg.	91%	100%	100%	1,656
Unfinished Attic	2012	520	C 100	1,820	Avg.	91%	50%	100%	828
Canopy	2012	40	C 100	400	Avg.	91%	100%	100%	364
Wood Deck	2012	32	B 100	250	Avg.	91%	100%	100%	228
1,927 SFLA		Field1				Outbuilding Total			15,039

**Acpt Land** 21,700 **Accepted Bldg** 178,000 **Total** 199,700

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