

Mapleton
 Name: SODERBERG COMPANY, INC.

Valuation Report

08/01/2019

Page 1

Map/Lot:

011-017-002

Account: 1339 Card: 1 of 1

Location:

PARSONS RD

Neighborhood 1 8,000 schedule

Zoning/Use Residential-Farm
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 3 40
 FLOOD MAP & 3C SHORELAND ZONE 0
 Exemption(s) Land Schedule 1

| Land Description | | | | | | |
|-------------------------|----------------------------|------------|--------|------|-----------|------------|
| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value |
| 1.00 | Acres-Unimproved Lot | 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 |
| 9.00 | Acres-Gravel Pit | 1,500.00 | 13,500 | 100% | | 13,500 |
| 26.00 | Acres-Unclassified Acreage | 300.00 | 7,800 | 100% | | 7,800 |
| Total Acres 45.00 | | | | | | Land Total |
| | | | | | | 36,800 |

| Outbuildings/ Additions/ Improvements | | | | | | | Percent Good | | | Value |
|--|------|--------|----------------------|--------|-------|-------------------|--------------|--------|-------|-------|
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Rcnld | |
| Frame Shed | 1998 | 791 | B 100 | 16,453 | Avq- | 73% | 50% | 100% | 6,006 | |
| | | | | | | Outbuilding Total | | | 6,006 | |
| Acpt Land | | 36,800 | Accepted Bldg | | 6,000 | Total | | 42,800 | | |