

Mapleton
 Name: COLLINS, CHARLES A.
 COLLINS, SUSAN M.

Valuation Report

08/01/2019

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Account: 543 Card: 1 of 1

Map/Lot: 007-010
 Location: 1724 STATE RD

Neighborhood 11		Sale Data
Zoning/Use Residential-Farm		Sale Date 07/27/2005
Topography		Sale Price 62,000
Utilities Drilled WellSeptic System		Sale Type Land & Buildings
Street Paved		Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 1 SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	11,000.00	7,778	100%		7,778
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.50			Land Total			15,278

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	520 Sqft	Grade C 100	Base		74,558
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	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	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1900	0	Typical	Typical	Good				74,558
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		75%	100%	100%	55,918	

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	320	C 100	5,120	Avg.	50%	100%	100%	2,560
Frame Garage	1980	720	C 100	13,648	Avg.	73%	100%	100%	9,963
Open Frame Porch	2007	499	C 100	6,304	Avg.	88%	100%	100%	5,548
Wood Deck	2007	349	C 100	2,094	Avg.	88%	100%	100%	1,843
780 SFLA		Field1				Percent Good			
								Outbuilding Total	19,914

Acpt Land	15,300	Accepted Bldg	75,800	Total	91,100
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