

Mapleton
 Name: KENNEY, KAREL M.

Valuation Report

08/01/2019

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Map/Lot: 007-014 & 015
 Location: 1664 STATE RD

Account: 548 Card: 1 of 1

Neighborhood 11

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

1

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	11,000.00	10,551	100%		10,551
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.92					Land Total	18,051

Dwelling Description

Replacement Cost New

Conventional	One Story	550 Sqft	Grade D 90	Base	42,473
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-2,178
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,073
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1931	0	Typical	Typical	Good	Typical	47,368
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	35,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1931	96	D 90	3,048	Good	75%	100%	100%	2,286
One Story Frame	1931	80	D 90	4,873	Good	75%	100%	100%	3,655
Frame Garage	1980	576	C 100	11,102	Avg.	73%	100%	100%	8,104
Stable with Loft	2003	961	C 100	19,220	Avg.	86%	100%	100%	16,529
Canopy	2003	279	C 100	2,790	Avg.	86%	100%	100%	2,399
630 SFLA		Field1							32,973

Acpt Land 18,100 **Accepted Bldg** 68,500 **Total** 86,600

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