

Mapleton  
 Name: SHARP, FRANK A. JR.  
 SHARP, MARTINA C.

**Valuation Report**

08/01/2019

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Account: 555 Card: 1 of 1

Map/Lot: 007-021  
 Location: 1612 STATE RD

Neighborhood 11 .....

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

Reference 1 B3408P290

Reference 2  
 Tran/Land/Bldg 1 0 0

FLOOD MAP & 1C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	11,000.00	11,000	100%		11,000
0.50	Acres-Secondary 1	1,500.00	750	100%		750
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.50			Land Total			19,250

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade D 110	Base	53,160
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	792
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
0	1995	Modern	Typical	Very Good	Typical	53,952
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100% 100%	43,162

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	0	385	D 110	4,509	V.G.	80%	100%	100%	3,607
One Story Frame	1998	336	D 110	18,257	V.G.	80%	100%	100%	14,606
Unfin Basement	1998	336	D 110	2,658	V.G.	80%	100%	100%	2,126
Frame Shed	1980	64	E 100	302	Avq-	58%	75%	100%	131
Frame Shed	1980	64	E 100	302	Avq-	58%	75%	100%	131
Frame Shed	1988	160	D 100	2,048	Avq.	78%	75%	100%	1,198
Frame Garage	1988	768	C 100	14,496	Avq.	78%	100%	100%	11,307
Frame Shed	1985	48	D 100	614	Avq-	62%	75%	100%	286
One Story Frame	2010	120	C 100	8,952	Avq.	100%	75%	100%	6,714
Concrete slab	2010	120	C 100	420	Avq.	90%	100%	100%	378
1,032 SFLA		Field1				Outbuilding Total			40,484

**Acpt Land**

19,300

**Accepted Bldg**

83,600

**Total**

102,900

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