

Mapleton  
 Name: CRANDALL, ALSTON D. JR  
 CRANDALL, DEBORAH L.

**Valuation Report**

08/01/2019

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Account: 565 Card: 1 of 1

Map/Lot: 007-023-007  
 Location: 356 BOONE RD

Neighborhood 11 .....

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

**Sale Data**  
 Sale Date 06/22/2005  
 Sale Price 27,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B4142P276  
 Reference 2 B4611P164  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 4C 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
7.18	Acres-Secondary 2	700.00	5,026	100%		5,026
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 9.18						Land Total 25,026

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	94,318
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	143 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,413
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	990
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	Modern	Modern	Average	Typical	96,721			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		87%	100% 100%	84,147			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	359	C 110	2,369	Avq.	87%	100%	100%	2,061
Frame Shed	2008	96	C 100	1,536	Avq.	89%	100%	100%	1,367
Frame Garage	2016	896	C 100	16,760	Avq.	93%	100%	100%	15,587
Concrete slab	2016	896	C 100	3,136	Avq.	93%	100%	100%	2,916
1,040 SFLA		Field1				Outbuilding Total			21,931
<b>Acpt Land</b>		25,000	<b>Accepted Bldg</b>		106,100	<b>Total</b>		131,100	

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shed  
96sf

