

Mapleton
 Name: SMITH FARM PROPERTIES

Valuation Report

08/01/2019

Page 1

Map/Lot:

007-028

Account: 572 Card: 1 of 3

Location:

STATE RD

Neighborhood 1 8,000 schedule

Zoning/Use Residential-Farm
 Topography
 Utilities
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 B4117P343

Reference 2
 Tran/Land/Bldg 1 0 0

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

Land Description

| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value | |
|--------------------|----------------------------|------------|---------|------|-----------|------------|---------|
| 2.00 | Acres-Homesite | 8,400.00 | 16,800 | 100% | | 16,800 | |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 | |
| 7.00 | Acres-Secondary 2 | 700.00 | 4,900 | 100% | | 4,900 | |
| 18.00 | Acres-Unclassified Acreage | 300.00 | 5,400 | 100% | | 5,400 | |
| 250.60 | Acres-Tillable 1 | 695.00 | 174,167 | 100% | | 174,167 | |
| 154.00 | Acres-Woodland | 450.00 | 69,300 | 100% | | 69,300 | |
| 2.00 | # -Lot Improvements | 7,500.00 | 15,000 | 100% | | 15,000 | |
| Total Acres 432.60 | | | | | | Land Total | 287,067 |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Percent Good | | | Value Rcnld |
|--------------------------|------|-------|-------|---------|------|--------------|------|------|----------------|
| | | | | | | Phy | Func | Econ | |
| Barn | 0 | 2400 | B 100 | 43,680 | Avg. | 50% | 50% | 100% | 10,920 |
| Potato House | 1951 | 6720 | D 90 | 96,770 | Avg+ | 70% | 50% | 100% | 33,870 |
| Potato House | 1984 | 15960 | B 110 | 456,459 | Avg. | 75% | 75% | 100% | 256,758 |
| Outbuilding Total | | | | | | | | | 301,548 |

Acpt Land 287,100 **Bldg Override** 269,600 **Total** 556,700

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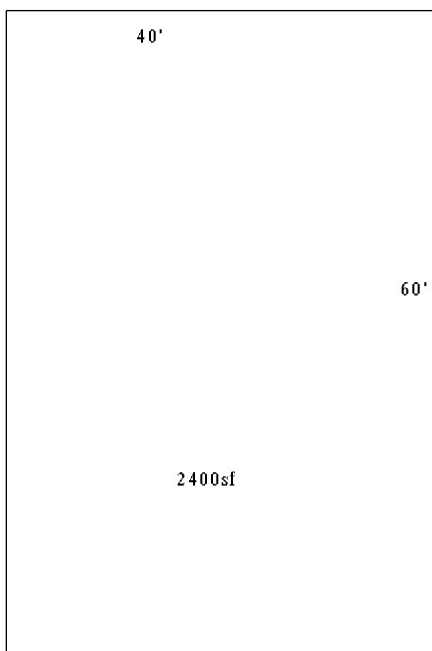
Account: 572 Card: 1 of 3

Map/Lot:

007-028

Location:

STATE RD



48' x 140' PH 6720sf

120' x 133'

PH 15960sf

Neighborhood 1 8,000 schedule

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

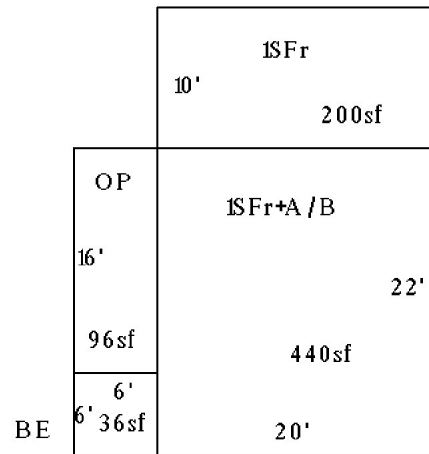
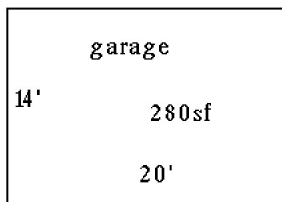
Sale Data
Sale Date 05/10/2005
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 B2704P83
Reference 2 S061R
Tran/Land/Bldg 1 0 0
FLOOD MAP & 1C SHORELAND ZONE 0
Exemption(s) Land Schedule 1

| Dwelling Description | | | | Replacement Cost New | |
|----------------------|------------------|--------------|------------------|----------------------|--------|
| Conventional | One Story | 440 Sqft | Grade D 95 | Base | 40,268 |
| Exterior | Composition | Masonry Trim | None | Trim | 0 |
| Dwelling Units | 1 OTHER Units-0 | Roof Cover | Asphalt Shingles | Roof | 0 |
| | | | | | 0 |
| Foundation | Concrete | Basement | Damp Full Bmt | Basement | 0 |
| 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 | 6,307 |
| FirePlaces | 0 | | | Fireplace | 0 |
| Insulation | | | | Insulation | 0 |
| Unfin. Living Area | NONE | | | Unfinished | 0 |

| Dwelling Condition | | | | | | Layout | | | Total |
|-------------------------|-----------------------|----------|---------|---------------|--------------|---------|--|--|--------|
| Built | Renovated | Kitchens | Baths | Condition | | Layout | | | Total |
| 0 | 0 | Typical | Typical | Below Average | | Typical | | | 46,575 |
| Functional Obsolescence | Economic Obsolescence | Phys. % | Func. % | Econ. % | Value(Rcnld) | | | | |
| None | None | 40% | 100% | 100% | 18,630 | | | | |

| Outbuildings/Additions/Improvements | | | | | | | | | |
|-------------------------------------|------|-------|-------|----------------------|------|-------------------|--------------|------|-------------|
| Description | Year | Units | Grade | RCN | Cond | Percent Good | | | Value Rcnld |
| | | | | | | Phy | Func | Econ | |
| Basement Entry | 0 | 36 | D 95 | 2,274 | Avq- | 40% | 100% | 100% | 910 |
| Open Frame Porch | 0 | 96 | D 95 | 1,624 | Avq- | 40% | 100% | 100% | 650 |
| One Story Frame | 0 | 200 | D 95 | 10,123 | Avq- | 40% | 100% | 100% | 4,049 |
| Frame Garage | 0 | 280 | D 95 | 4,459 | Avq- | 40% | 100% | 100% | 1,784 |
| 640 SFLA | | | | | | Outbuilding Total | | | 7,393 |
| Acpt Land | | 0 | | Accepted Bldg | | 26,000 | Total | | 26,000 |



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Account: 572 Card: 3 of 3

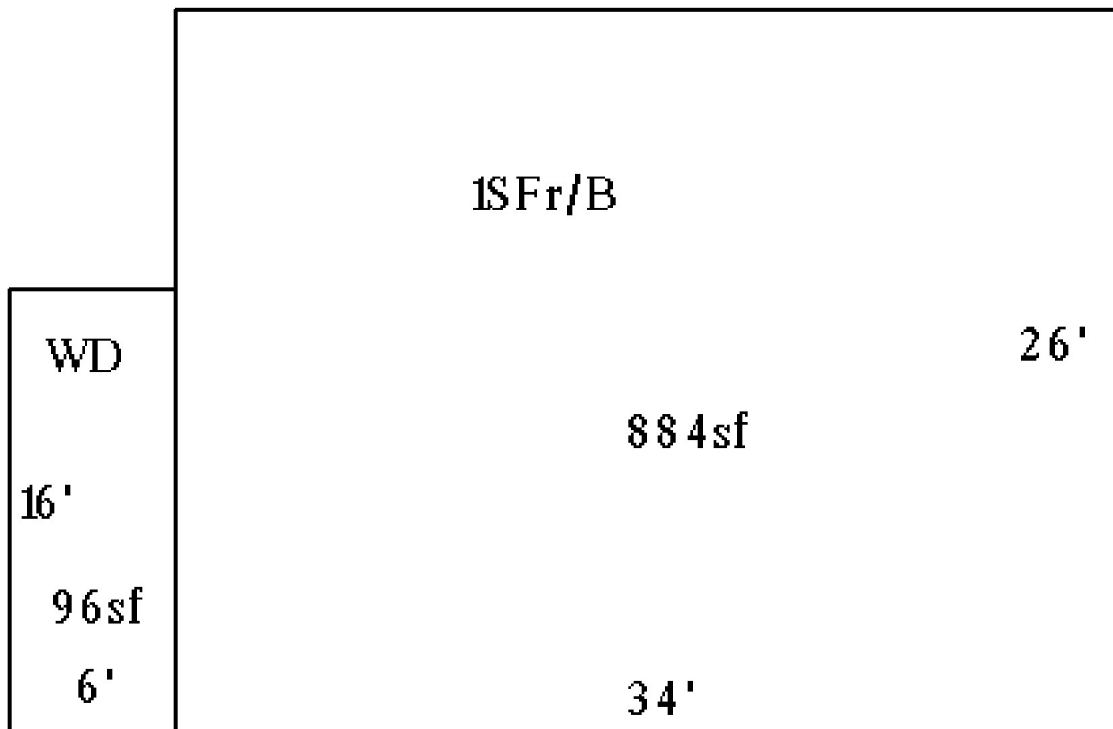
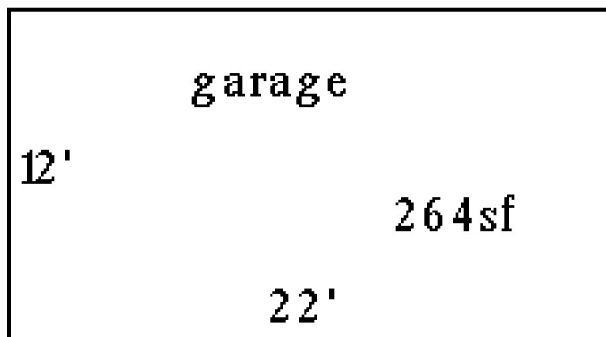
Location:

STATE RD

| | | | | |
|--------------------------|------------------|------------------|---|----------------------|
| Neighborhood 11 | | | | Sale Data |
| Zoning/Use | Residential-Farm | | | Sale Date 05/10/2005 |
| Topography | | | | Sale Price 0 |
| Utilities | | | | Sale Type |
| Street | Paved | | | Financing |
| | 1 | | | Verified |
| Reference 1 | B2704P83 | | | Validity |
| Reference 2 | S061R | | | |
| Tran/Land/Bldg | 1 0 0 | | | |
| FLOOD MAP & Exemption(s) | 1C | SHORELAND ZONE 0 | | |
| | | Land Schedule | 4 | |

| Dwelling Description | | | | Replacement Cost New | |
|-----------------------------|------------------|--------------|------------------|-----------------------------|--------|
| Conventional | One Story | 884 Sqft | Grade D 100 | Base | 61,781 |
| Exterior | Wood Siding | 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 | 5 | | | | |
| Bedrooms | 3 | Add Fixtures | 0 | | |
| Baths | 1 | Half Baths | 0 | Plumbing | 0 |
| Attic | None | | | Attic | 0 |
| FirePlaces | 0 | | | Fireplace | 0 |
| Insulation | Full | | | Insulation | 0 |
| Unfin. Living Area | NONE | | | Unfinished | 0 |

| Dwelling Condition | | | | | | | Layout | | | Total |
|--|------------------|------------------------------|--------------|------------------|----------------------|------------------|---------------------|--------------|-------|--------------|
| Built | Renovated | Kitchens | Baths | Condition | | Condition | Percent Good | | | Value |
| 0 | 0 | Typical | Typical | Below Average | | Typical | | | | 61,781 |
| Functional Obsolescence | | Economic Obsolescence | | Phys. % | Func. % | Econ. % | Value(Rcnld) | | | |
| None | | None | | 40% | 100% | 100% | | | | 24,712 |
| Outbuildings/Additions/Improvements | | | | | | | | | | Value |
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Rcnld | |
| Wood Deck | 0 | 96 | E 110 | 187 | Avq- | 40% | 100% | 100% | 75 | |
| Frame Garage | 0 | 264 | E 100 | 1,648 | Avq- | 40% | 100% | 100% | 659 | |
| 884 SFLA | | | | | | | | | 734 | |
| Acpt Land | | | | 0 | Accepted Bldg | | 25,400 | Total | | 25,400 |



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Name: SMITH FARM PROPERTIES

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| Card | Land | Calculated Building | Calc. Total | Land | Correlated Building | Total |
|--------------|-------------|--------------------------------|--------------------|-------------|--------------------------------|--------------|
| 1 | 287,100 | 301,500 | 588,600 | 287,100 | 269,600 | 556,700 |
| 2 | 0 | 26,000 | 26,000 | 0 | 26,000 | 26,000 |
| 3 | 0 | 25,400 | 25,400 | 0 | 25,400 | 25,400 |
| TOTAL | 287,100 | 352,900 | 640,000 | 287,100 | 321,000 | 608,100 |
