

Mapleton
 Name: CURRIER, CHARLES H. III
 CURRIER, HEIDI A.

Valuation Report

08/01/2019

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Account: 584 Card: 1 of 1

Map/Lot: 008-003-001
 Location: 754 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

1

Reference 1
 Reference 2 B5113P36
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 5C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 5

Land Description

| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value |
|------------------|----------------------|------------|--------|------|------------|--------|
| 1.00 | Acres-Homesite | 12,360.00 | 12,360 | 100% | | 12,360 |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 2.00 | | | | | Land Total | 21,360 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|------------------|--------------|------------------|------------|---------|
| Conventional | Two Story | 875 Sqft | Grade C 100 | Base | 115,103 |
| Exterior | Vinyl/Aluminum | 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% Forced Warm | Cooling | 0% None | Heat | 0 |
| Rooms | 9 | | | | |
| Bedrooms | 5 | Add Fixtures | 0 | | |
| Baths | 1 | Half Baths | 0 | Plumbing | 0 |
| Attic | Floor & Stairs | | | Attic | 2,600 |
| FirePlaces | 0 | | | Fireplace | 0 |
| Insulation | | | | Insulation | 0 |
| Unfin. Living Area | NONE | | | Unfinished | 0 |

Dwelling Condition

| Built | Renovated | Kitchens | Baths | Condition | Layout | Total |
|--------------------------------|-----------|------------------------------|---------|----------------|----------------|---------------------|
| 1903 | 0 | Typical | Typical | Above Average | Typical | 117,703 |
| Functional Obsolescence | | Economic Obsolescence | | Phys. % | Func. % | Econ. % |
| None | | None | | 65% | 100% | 100% |
| | | | | | | Value(Rcnld) |
| | | | | | | 76,507 |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
|--------------------------|------|--------|-------|--------|------|-----|------|------|---------------|
| Open Frame Porch | 1903 | 369 | C 100 | 4,960 | Avq+ | 65% | 100% | 100% | 3,224 |
| One Story Frame | 1903 | 102 | C 100 | 7,970 | Avq+ | 65% | 100% | 100% | 5,181 |
| Frame Shed | 1903 | 238 | D 100 | 3,046 | Avq+ | 65% | 100% | 100% | 1,980 |
| Frame Shed | 1903 | 266 | D 100 | 3,405 | Poor | 40% | 50% | 100% | 681 |
| Frame Shed | 1903 | 352 | D 100 | 4,506 | Poor | 40% | 50% | 100% | 901 |
| Frame Shed | 1903 | 828 | D 100 | 10,598 | Poor | 40% | 75% | 100% | 3,179 |
| Frame Shed | 1903 | 144 | D 100 | 1,843 | Poor | 25% | 50% | 100% | 230 |
| Frame Shed | 1903 | 640 | D 100 | 8,192 | Poor | 25% | 50% | 100% | 1,024 |
| 2S Frame Shed | 2001 | 1200 | C 100 | 28,800 | Avq+ | 88% | 90% | 100% | 22,810 |
| 1,852 SFLA | | Field1 | | | | | | | |
| Outbuilding Total | | | | | | | | | 39,210 |

Acpt Land

21,400

Accepted Bldg

115,700

Total

137,100

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