

Mapleton
 Name: CURRIER, CHARLES H. II
 CURRIER, ANITA J.

Valuation Report

08/01/2019

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Account: 586 Card: 1 of 1

Map/Lot: 008-003-003
 Location: 728 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 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
1.30	Acres-Secondary 2	700.00	910	100%		910
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.30						Land Total 22,270

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	702 Sqft	Grade C 110	Base	96,224
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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
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	
1994	0	Typical	Typical	Average	Typical	99,194	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	92,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1994	456	C 110	6,446	Avg.	93%	100%	100%	5,995
One Story Frame	1994	378	C 110	25,342	Avg.	93%	100%	100%	23,568
Unfin Basement	1994	378	C 110	3,672	Avg.	93%	100%	100%	3,415
2S Frame Garage	1998	720	C 100	20,472	Avg.	83%	100%	100%	16,992
Concrete slab	1998	720	C 100	2,520	Avg.	83%	100%	100%	2,092
Frame Garage	2009	1200	C 100	22,134	Avg.	89%	100%	100%	19,699
Concrete slab	2009	1200	C 100	4,200	Avg.	89%	100%	100%	3,738
1,431 SFLA		Field1							
Outbuilding Total									75,499

Acpt Land 22,300 **Accepted Bldg** 167,700 **Total** 190,000

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