

Mapleton
 Name: MAXCY, STUART H.
 MAXCY, MALIA K.

Valuation Report

08/01/2019

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Account: 589 Card: 1 of 2

Map/Lot: 008-004-A
 Location: 777 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

Reference 1
 Reference 2 B4218P251 B4723P101 B4751P66
 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
1.54	Acres-Tilliable 2	695.25	1,071	100%		1,071
2.00	Acres-Woodland	450.00	900	100%		900
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 13.54						Land Total 28,931

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,040 Sqft	Grade C 110	Base		122,614
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% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	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
1995	0	Typical	Typical	Average	Typical	125,584
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. % Econ. %	
None			91%		100% 100%	
114,281						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1997	100	C 110	4,748	Avq.	91%	100%	100%	4,321
Open Frame Porch	1997	40	C 110	1,714	Avq.	91%	100%	100%	1,560
Frame Garage	1995	780	C 110	16,180	Avq.	95%	100%	100%	15,371
Wood Deck	2002	576	C 100	3,456	Avq.	85%	100%	100%	2,938
Unfinished Attic	1995	288	C 100	1,008	Avq.	82%	100%	100%	827
Concrete slab	1995	576	C 100	2,016	Avq.	82%	100%	100%	1,653
Wood Deck	1995	160	C 100	960	Avq.	82%	100%	100%	787
Canopy	2009	450	C 100	4,500	Avq.	89%	100%	100%	4,005
1,560 SFLA		Field1							
Outbuilding Total									31,462

Acpt Land 28,900 **Accepted Bldg** 145,700 **Total** 174,600

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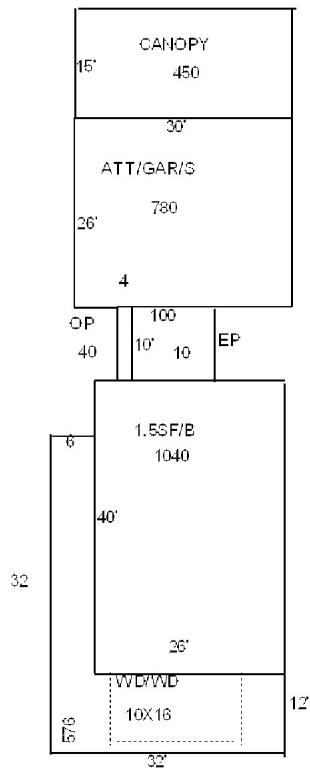
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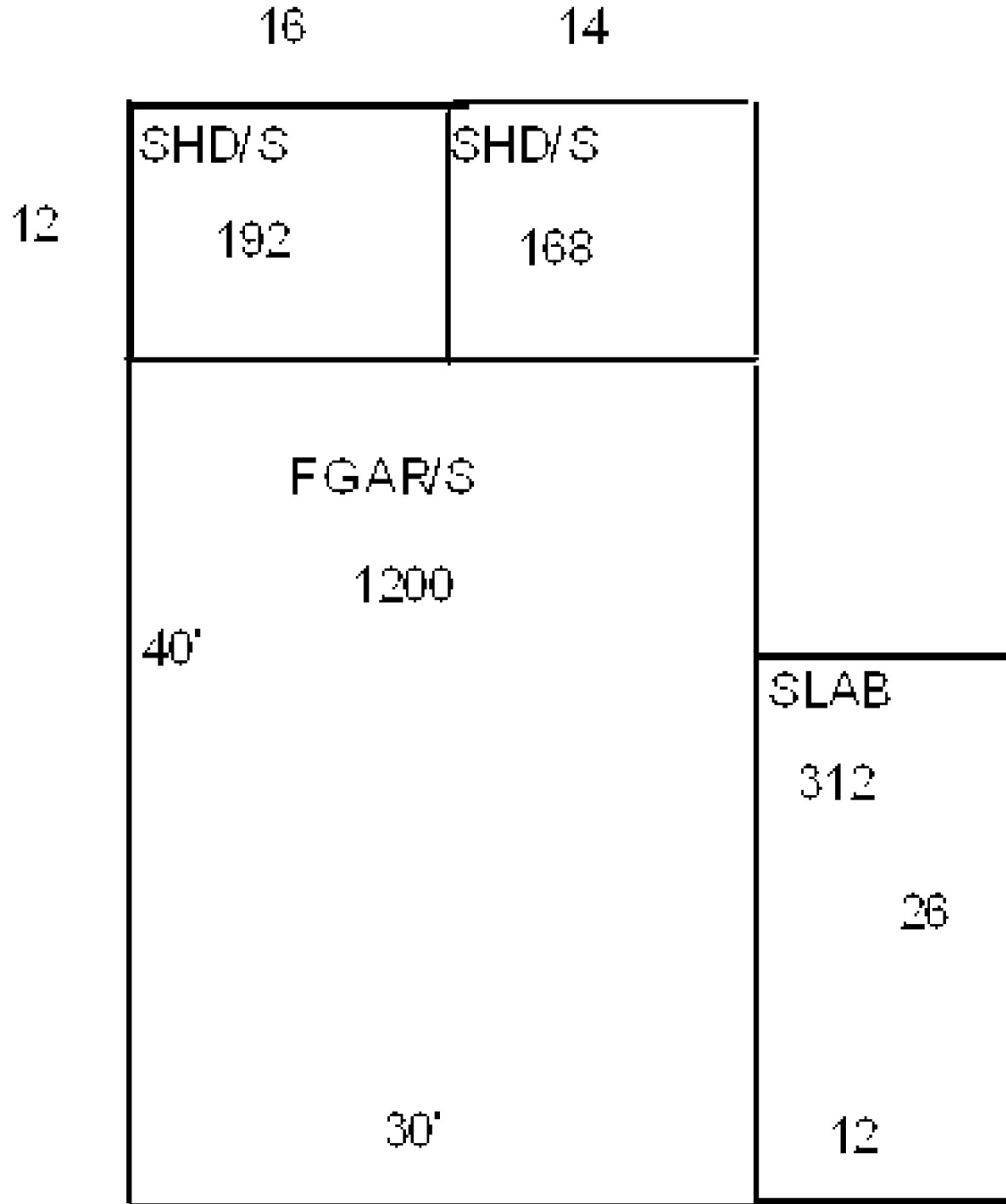
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Fin Garage	2009	1200	B 95	31,590	Ava.	89%	100%	100%	28,115	
Frame Shed	2009	168	B 95	3,320	Ava.	89%	75%	100%	2,216	
Concrete slab	2009	1368	C 100	4,788	Ava.	89%	100%	100%	4,261	
Frame Shed	2012	192	B 95	3,793	Ava.	91%	100%	100%	3,452	
Concrete slab	2012	192	C 100	672	Ava.	91%	75%	100%	459	
Concrete slab	2012	312	C 100	1,092	Ava.	91%	100%	100%	994	
1,560 SFLA		Field1								
						Outbuilding Total			39,497	
Accpt Land			0	Accepted Bldg		39,500	Total		39,500	

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	28,900	145,700	174,600	28,900	145,700	174,600
2	0	39,500	39,500	0	39,500	39,500
TOTAL	28,900	185,200	214,100	28,900	185,200	214,100