

Mapleton  
 Name: YORK, FAY A.  
 YORK, PAULA A.

**Valuation Report**

08/01/2019

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Account: 618 Card: 1 of 1

Map/Lot: 008-021-004  
 Location: 903 STATE RD

Neighborhood 7 10000 schedule

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 2C SHORELAND ZONE 0  
 Exemption(s) 9 2 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
7.80	Acres-Secondary 2	700.00	5,460	100%		5,460
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 9.80						Land Total 25,460

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	1,560 Sqft	Grade C 110	Base	125,550
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	1456 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,928
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
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	
1992	0	Typical	Typical	Average	Typical	147,448	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100%	100%	117,958

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Func	Econ		
Wood Deck	1995	276	C 100	1,656	Avg.	82%	100%	100%	1,358
Frame Garage	1992	1080	C 100	20,012	Avg.	80%	100%	100%	16,010
Concrete slab	1992	1080	C 100	3,780	Avg.	80%	100%	100%	3,024
Wood Deck	1992	144	C 100	864	Avg.	80%	100%	100%	691
Wood Deck	1992	192	C 100	1,152	Avg.	80%	100%	100%	922
Frame Shed	2013	512	B 95	10,117	Avg.	92%	100%	100%	9,308
Open Frame Porch	2013	192	B 95	3,864	Avg.	92%	100%	100%	3,555
1,560 SFLA		Field1				Outbuilding Total			34,868

**Accpt Land** 25,500 **Accepted Bldg** 152,800 **Total** 178,300

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