

Mapleton
 Name: HARRIS, JESSE
 HARRIS, JILLIAN

Valuation Report

08/01/2019

Page 1

Account: 624 Card: 1 of 1

Map/Lot: 008-024-001& 8-27
 Location: 835 STATE RD

Neighborhood 7 10000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data
 Sale Date 03/20/2014
 Sale Price 157,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 3C SHORELAND ZONE 0
 Exemption(s) 9 0 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 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 |
| 1.60 | Acres-Secondary 2 | 700.00 | 1,120 | 100% | | 1,120 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 66% | Restrictio | 4,950 |
| Total Acres 3.60 | | | | | Land Total | 26,070 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|-------------------|--------------|------------------|------------|---------|
| Raised Ranch | One Story | 1,344 Sqft | Grade C 110 | Base | 112,577 |
| 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 | 144 Sqft, Grade C | Basement Gar | None | Fin Bsmt | 1,872 |
| Heating | 100% Hot Water BB | Cooling | 0% None | Heat | 0 |
| Rooms | 5 | | | | |
| Bedrooms | 3 | 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 |
|--------------------------------|-----------|----------|---------|-----------|---------|---------------------|
| 1996 | 0 | Typical | Typical | Average | Typical | 117,419 |
| Functional Obsolescence | | | | | | Value(Rcnld) |
| None | | | | | | 96,284 |

Economic Obsolescence
 None

Phys. % 82%
Func. % 100%
Econ. % 100%

Outbuildings/Additions/Improvements

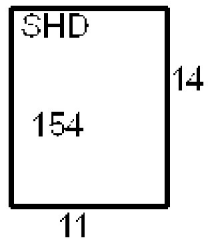
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
|--------------------------|------|--------|-------|-------|------|-----|------|------|--------------|
| Wood Deck | 1996 | 192 | B 100 | 1,498 | Avg. | 82% | 100% | 100% | 1,228 |
| Frame Shed | 1996 | | | | | | | | 300 |
| Frame Garage | 1698 | 624 | E 100 | 3,525 | Avg- | 40% | 100% | 100% | 1,410 |
| 1,344 SFLA | | Field1 | | | | | | | 2,938 |
| Outbuilding Total | | | | | | | | | 2,938 |

Acpt Land 26,100 **Accepted Bldg** 99,200 **Total** 125,300

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