

Mapleton  
 Name: STEVENS, THOMAS R.  
 STEVENS, CLAUDIA

**Valuation Report**

08/01/2019

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Account: 630 Card: 1 of 1

Map/Lot: 008-028-001  
 Location: 804 STATE RD

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

**Sale Data**  
 Sale Date 05/11/2006  
 Sale Price 60,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2 B4757P101  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C 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
Total Acres 1.00			Land Total			18,500

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	736 Sqft	Grade C 100	Base	69,146
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,600
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2013	Typical	Typical	Very Good	Typical	65,122
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	56,656	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1984	544	C 100	32,102	V.G.	87%	100%	100%	27,929
Unfin Basement	1984	544	C 100	4,592	Avq.	75%	100%	100%	3,444
Frame Garage	1978	480	C 100	9,404	Avq.	72%	100%	100%	6,771
Concrete slab	1978	480	C 100	1,680	Avq.	72%	100%	100%	1,210
Basement Entry	1984	30	C 100	2,868	Avq.	75%	100%	100%	2,151
Wood Deck	2013	128	C 100	768	Avq.	92%	100%	100%	707
Patio	2013	80	C 100	280	Avq.	92%	100%	100%	258
Frame Shed	2013	188	C 100	3,008	Avq.	92%	100%	100%	2,767
1,280 SFLA		Field1				Outbuilding Total			45,237

**Acpt Land** 18,500 **Accepted Bldg** 101,900 **Total** 120,400

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