

Mapleton  
 Name: JOHNSON, LANCE P &  
 JOHNSON, BONNIE A.

**Valuation Report**

08/01/2019

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Account: 661 Card: 1 of 1

Map/Lot:  
 Location:

008-042-A  
 711 STATE RD

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

**Sale Data**  
 Sale Date 06/24/1996  
 Sale Price 63,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Renovations

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 0 0  
 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
0.97	Acres-Secondary 1	1,500.00	1,455	100%		1,455
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.97						Land Total 19,955

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	780 Sqft	Grade D 110	Base	88,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
0	0	Typical	Typical	Very Good	Typical	88,147
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	70,518	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	0	300	D 100	4,978	Avg.	50%	100%	100%	2,489
1,365 SFLA		Field1							2,489
Outbuilding Total									2,489

**Acpt Land**

20,000

**Accepted Bldg**

73,000

**Total**

93,000

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