

Mapleton  
 Name: FRANK, DONALD  
 FRANK, BONNIE

**Valuation Report**

08/01/2019

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Account: 685 Card: 1 of 1

Map/Lot: 009-011-B  
 Location: 45 SMITH RD

Neighborhood 10 19,000 schedule

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

**Sale Data**  
 Sale Date 10/01/2004  
 Sale Price 140,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B4034 P21  
 Reference 2 B5125P1  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 6

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	19,570.00	19,570	100%		19,570
0.30	Acres-Secondary 1	1,500.00	450	100%		450
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.30						Land Total 27,520

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,680 Sqft	Grade B 100	Base	156,894
Exterior	Vinyl/Aluminum	Masonry Trim	140Sqft	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	1 CAR	Fin Bsmt	1,950
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,510
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			
1990	0	Typical	Typical	Average	Typical	162,354			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		79%	100% 100%	128,260			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	351	B 100	2,738	Avq.	88%	100%	100%	2,409
Patio	2006	1364	B 100	6,206	Avq.	88%	70%	100%	3,823
Swimming Pool	2006	480	B 100	12,480	Avq.	88%	100%	100%	10,982
Frame Shed	2006	28	C 100	448	Avq.	88%	100%	100%	394
1,680 SFLA		Field1				Outbuilding Total			17,608

**Acpt Land** 27,500 **Accepted Bldg** 145,900 **Total** 173,400

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