

Mapleton
Name: JOHNSTONE, RODGER

Valuation Report

08/01/2019

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Map/Lot:

009-014

Account: 695 Card: 1 of 1

Location:

STATE RD

Neighborhood 1 8,000 schedule

Zoning/Use Residential-Farm
Topography
Utilities None
Street Paved

1

Reference 1 B4527P227

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 6C SHORELAND ZONE 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Unimproved Lot	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
30.00	Acres-Woodland	450.00	13,500	100%		13,500
Total Acres 40.00						Land Total 29,000

Dwelling Description

Replacement Cost New

Log Home	One Story	420 Sqft	Grade D 80	Base	33,211
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,091
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,478
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,728
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
1998	0	Obsolete	None	Below Average	Typical	26,914
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	73%	68%	75%	10,020	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1998	112	D 80	2,921	Avq-	73%	68%	75%		1,088
420 SFLA		Field1								1,088
Outbuilding Total										1,088

Acpt Land

29,000

Accepted Bldg

11,100

Total

40,100

