

Mapleton
 Name: KCH LIMITED PARTNERSHIP

Valuation Report

08/01/2019

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Map/Lot: 010-002-001

Account: 733 Card: 1 of 1

Location: 111 CASTLE HILL RD

Neighborhood 1 8,000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2002
 Sale Price 156,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 1
 Reference 2 B3608P121

Tran/Land/Bldg 1 0 0

FLOOD MAP & 1C SHORELAND ZONE 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
2.30	Acres-Secondary 2	700.00	1,610	100%		1,610
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 4.30					Land Total	19,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Potato House	1975	15000	B 105	409,503	Avg-	53%	60%	100%	130,222
Potato House	1990	8736	B 120	272,566	Avg+	84%	75%	100%	171,716
Outbuilding Total									301,938

Acpt Land

19,000

Bldg Override

283,600

Total

302,600

