

Mapleton  
 Name: KENNEY, STEPHEN B.  
 KENNEY, APRIL L.

**Valuation Report**

08/01/2019

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Account: 743 Card: 1 of 1

Map/Lot: 010-010  
 Location: 1691 STATE RD

Neighborhood 1 8,000 schedule

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

1

Reference 1 B3888P309

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 1CA SHORELAND ZONE TP

Exemption(s) 9 0 0 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
20.00	Acres-Tillable 1	695.00	13,900	100%		13,900
15.40	Acres-Tillable 2	695.00	10,703	100%		10,703
23.00	Acres-Woodland	450.00	10,350	100%		10,350
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 68.40						57,953

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	856 Sqft	Grade C 100	Base	98,407
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	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	.....			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Very Good	Typical	103,807
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None						83,046

**Economic Obsolescence**

**Phys. %**

**Func. %**

**Econ. %**

**Value(Rcnd)**

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1900	724	C 100	41,930	V.G.	80%	100%	100%	33,544
One Story Frame	1900	288	C 100	18,124	V.G.	80%	100%	100%	14,499
Unfin Basement	1900	288	C 100	2,658	V.G.	80%	100%	100%	2,126
Wood Deck	1900	288	C 100	1,728	V.G.	80%	100%	100%	1,382
Frame Garage	1999	2520	B 100	59,114	Avq.	84%	90%	100%	44,690
2,296 SFLA		Field1							
Outbuilding Total									96,241

**Acpt Land**

58,000

**Accepted Bldg**

179,300

**Total**

237,300

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