

Mapleton
 Name: ALLEN, CHRISTOPHER R.
 ALLEN, KIMBERLY J.

Valuation Report

08/01/2019

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Account: 771 Card: 1 of 1

Map/Lot:
 Location:

011-001-A
 1205 STATE RD

Neighborhood 1 8,000 schedule

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

Sale Data
 Sale Date 04/27/2007
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4428 P314
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 2C SHORELAND ZONE 0
 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
47.00	Acres-Woodland	450.00	21,150	100%		21,150
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 57.00						Land Total 44,150

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,152 Sqft	Grade B 100	Base	179,125
Exterior	Wood Siding	Masonry Trim	None	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	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,020
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
1994	0	Typical	Typical	Average	Typical	186,145
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		81%	100% 100%	150,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1994	96	B 100	9,935	Avq.	81%	100%	100%	8,047
Unfin Basement	1994	96	B 100	1,568	Avq.	81%	100%	100%	1,270
Open Frame Porch	1994	114	B 100	3,019	Avq.	81%	100%	100%	2,445
One Story Frame	1994	172	B 100	15,330	Avq.	81%	100%	100%	12,417
Basement Entry	1994	64	B 100	4,644	Avq.	81%	100%	100%	3,762
Open Frame Porch	1994	348	B 100	6,165	Avq.	81%	100%	100%	4,994
Wood Deck	1994	237	B 100	1,849	Avq.	81%	100%	100%	1,498
Frame Garage	1994	896	C 100	16,760	Avq.	81%	90%	100%	12,218
2,572 SFLA		Field1							
						Outbuilding Total			46,651

Acpt Land

44,200

Accepted Bldg

197,400

Total

241,600

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