

Mapleton
 Name: CHANDLER, DONALD
 CHANDLER, ALICE P.

Valuation Report

08/01/2019

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Account: 773 Card: 1 of 2

Map/Lot:
 Location:

011-003
 1113 STATE RD

Neighborhood 1 8,000 schedule

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

1

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 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
11.00	Acres-Tillable 1	695.00	7,645	100%		7,645
20.00	Acres-Tillable 2	695.00	13,900	100%		13,900
33.38	Acres-Woodland	450.00	15,021	100%		15,021
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 74.38						Land Total 59,566

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	495 Sqft	Grade D 110	Base	64,049
Exterior	Other	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% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1900	0	Typical	Typical	Above Average	Typical	64,049
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence			Phys. % Func. % Econ. %			41,632
None			65% 100% 100%			

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Patio	1900	221	C 100	774	Avg+	65%	100%	100%	503
Encl Frame Porch	1900	154	D 110	4,781	Avg+	65%	100%	100%	3,108
One Story Frame	1900	208	D 110	12,106	Avg+	65%	100%	100%	7,869
One Story Frame	1900	420	D 110	22,293	Avg+	65%	100%	100%	14,490
Frame Garage	1900	1288	D 100	18,952	Avg+	65%	100%	100%	12,319
Frame Shed	1900			---- S O U N D V A L U E ----				200	
Frame Shed	1960	3300	D 110	46,464	Avg.	62%	75%	100%	21,606
Frame Shed	1900			---- S O U N D V A L U E ----				700	
1,370 SFLA		Field1						Outbuilding Total	60,795

Acpt Land 59,600 **Accepted Bldg** 102,400 **Total** 162,000

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Map/Lot:

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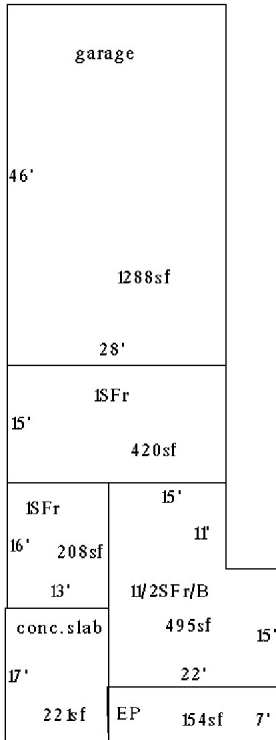
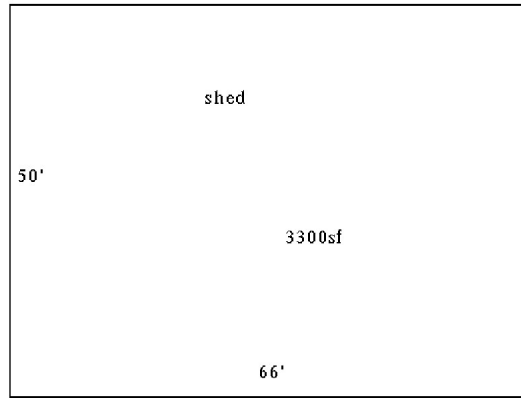
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7 Van Boxes

shed



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Location: 1113 STATE RD

Neighborhood 1 8,000 schedule

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

1
 Reference 1 B3341P306
 Reference 2 C0143R
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 2C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 1

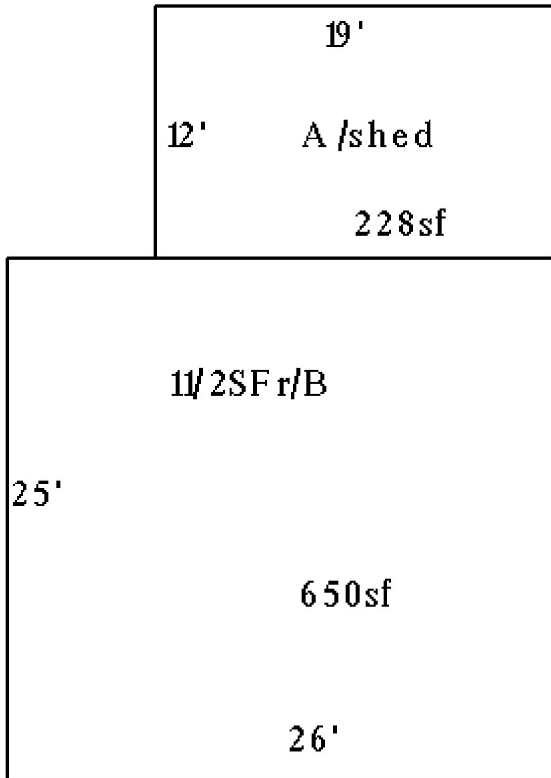
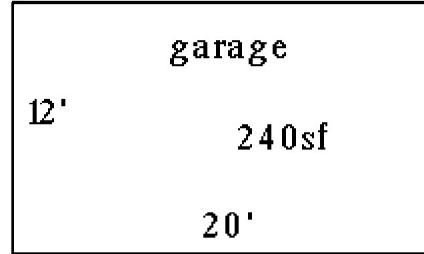
Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	650 Sqft	Grade D 100	Base	71,428
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition		Layout			Total		
1990	0	Typical	Typical	Above Average		Typical			75,028		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None		None		84%	100%	100%	63,024				
Outbuildings/Additions/Improvements							Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Frame Shed	1990	228	C 100	3,648	Avq+	84%	75%	100%	2,298		
Frame Garage	1990	240	C 100	5,162	Avq-	66%	100%	100%	3,407		
975 SFLA		Field1									
Accpt Land							0	Accepted Bldg	68,700	Total	68,700

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	59,600	102,400	162,000	59,600	102,400	162,000
2	0	68,700	68,700	0	68,700	68,700
TOTAL	59,600	171,100	230,700	59,600	171,100	230,700