

Mapleton
 Name: JONES, RICHARD T.
 JONES, DEBORAH L.

Valuation Report

08/01/2019

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Account: 777 Card: 1 of 1

Map/Lot: 011-004-B
 Location: 1047 STATE RD

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

Sale Data
 Sale Date 07/23/2010
 Sale Price 90,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4846P103
 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
0.80	Acres-Secondary 2	700.00	560	100%		560
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.80						Land Total 17,960

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,006 Sqft	Grade C 100	Base	109,054
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	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,800
Attic	Floor & Stairs			Attic	2,600
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1886	0	Typical	Typical	Good	Typical	113,454
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	85,090	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1886	150	C 100	10,590	Good	75%	100%	100%	7,942
Unfin Basement	1886	150	C 100	1,614	Good	75%	100%	100%	1,210
Wood Deck	1995	240	B 100	1,872	Good	75%	100%	100%	1,404
Frame Garage	1986	576	C 100	11,102	Avq.	76%	100%	100%	8,438
Frame Shed	1986	35	D 100	448	Avq.	76%	75%	100%	255
1,659 SFLA		Field1							19,249

Acpt Land 18,000 **Accepted Bldg** 104,300 **Total** 122,300

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