

Mapleton
 Name: MCGILLAN, SHANE R.

Valuation Report

08/01/2019

Page 1

Map/Lot:

011-016

Location:

PARSONS RD

Account: 796 Card: 1 of 2

Neighborhood 1 8,000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities None
 Street Paved
 1

Sale Data
 Sale Date 12/04/2014
 Sale Price 475,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 3C SHORELAND ZONE 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Unimproved Lot	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
4.00	Acres-Secondary 2	700.00	2,800	100%		2,800
Total Acres 6.00					Land Total	12,700

Acpt Land 12,700 **Accepted Bldg** 0 **Total** 12,700

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Page 2

Map/Lot:

011-016

Account: 796 Card: 2 of 2

Location:

PARSONS RD

Neighborhood 1 8,000 schedule
 Tree Growth 1987
 Zoning/Use Residential-Farm
 Topography
 Utilities None
 Street Paved
 CRR TG LAST 2022

Sale Data
 Sale Date 12/04/2014
 Sale Price 475,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 NO DEED LISTED

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 3C SHORELAND ZONE 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Softwood TG	113.00	1,130	100%		1,130
18.00	Acres-Mixed Wood TG	157.00	2,826	100%		2,826
41.00	Acres-Hardwood TG	174.00	7,134	100%		7,134
Total Acres 69.00					Land Total	11,090

Acpt Land 11,100 **Accepted Bldg** 0 **Total** 11,100

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PARSONS RD

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	12,700	0	12,700	12,700	0	12,700
2	11,100	0	11,100	11,100	0	11,100
TOTAL	23,800	0	23,800	23,800	0	23,800
