

Mapleton
 Name: HIMES, RANDALL C.
 HIMES, CINDY M.

Valuation Report

08/01/2019

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Account: 1021 Card: 1 of 1

Map/Lot: 016-012-004
 Location: 63 SUNRISE CIRCLE

Neighborhood 2 8000 Schedule

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

Sale Data
 Sale Date 08/15/2014
 Sale Price 270,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,000.00	9,000	100%		9,000
0.62	Acres-Secondary 1	1,500.00	930	100%		930
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.62						Land Total 17,430

Dwelling Description

Replacement Cost New

Conventional	One Story	1,948 Sqft	Grade B 100	Base	175,917
Exterior	Vinyl/Aluminum	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	1460 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,980
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	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
1998	0	Typical	Typical	Average	Typical	201,917
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		83%	100% 100%	167,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1998	358	B 100	2,792	Avg.	83%	100%	100%	2,317
Patio	1998	782	A 100	4,011	Avg.	83%	100%	100%	3,329
One Story Frame	1998	352	B 100	28,106	Avg.	83%	100%	100%	23,328
Wood Deck	1998	273	B 100	2,129	Avg.	83%	100%	100%	1,767
Frame Garage	1998	1008	C 100	18,740	Avg.	83%	100%	100%	15,554
2,300 SFLA		Field1							
Outbuilding Total									46,295

Acpt Land 17,400 **Accepted Bldg** 213,900 **Total** 231,300

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