

Account: 2079 Card: 1 of 1

Location: 3492 WEST CHAPMAN RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
Sale Date 01/05/2012  
Sale Price 85,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 B5014P182  
Tran/Land/Bldg 3 0 0  
FLOOD MAP & 0 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
3.50	Acres-Secondary 2	700.00	2,450	100%		2,450
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.50						Land Total 19,850

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,280 Sqft	Grade C 100	Base	89,457
Exterior	Composition	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	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,353
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Above Average	Typical	91,810
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	70,694	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	224	C 100	1,216	Avq.	88%	100%	100%	1,070
Barn	1972	800	C 100	10,136	Avq.	74%	50%	100%	3,750
Frame Garaqe	2002	384	C 100	6,976	Avq.	88%	100%	100%	6,139
1,280 SFLA		Field1							
<b>Outbuilding Total</b>									<b>10,959</b>

**Acpt Land** 19,900 **Accepted Bldg** 81,700 **Total** 101,600

Mapleton  
Name: HIGGINS, BRANDY

**Valuation Report**

08/01/2019

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Account: 2079

Map/Lot:

013-025

Location:

3492 WEST CHAPMAN RD

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