

Mapleton
 Name: BOUCHER, LUCAS

Valuation Report

08/01/2019

Page 1

Map/Lot:

003-005-B

Account: 2105 Card: 1 of 1

Location:

445 HAYSTACK RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 10/28/2016
 Sale Price 3,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 2 1 9
 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 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 1.00 | | | | | | Land Total 15,900 |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Percent Good | | | Value Rcnld |
|------------------|------|--------|-------|--------|------|-------------------|------|------|-------------|
| | | | | | | Phy | Func | Econ | |
| Beaumont M/H | 1976 | 14X76 | C 100 | 24,466 | Avg. | 40% | 100% | 100% | 9,786 |
| Wood Deck | 1996 | 96 | C 100 | 501 | Avg. | 82% | 100% | 100% | 411 |
| Frame Shed | 2008 | 130 | C 100 | 1,810 | Avg. | 89% | 80% | 100% | 1,289 |
| Open Frame Porch | 1976 | 24 | C 100 | 1,211 | Avg. | 71% | 100% | 100% | 860 |
| Frame Shed | 2001 | 120 | C 100 | 1,670 | Avg. | 85% | 100% | 100% | 1,420 |
| 1,064 SFLA | | Field1 | | | | | | | |
| | | | | | | Outbuilding Total | | | 13,766 |

Acpt Land 15,900 **Accepted Bldg** 13,800 **Total** 29,700

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| |
|-----------|
| shed |
| 120sf 10' |
| 12' |

| |
|-----------|
| shed |
| 130sf 10' |
| 13' |

