

Mapleton  
 Name: SIMPSON, TRACY W.  
 SIMPSON, LISA L.

**Valuation Report**

08/01/2019

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Map/Lot: 006-012

Account: 2203 Card: 1 of 1

Location: 354 SMITH RD

Neighborhood 1 7000 Schedule

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

Reference 1  
 Reference 2 B2619P327 B3550P308 B4906P145  
 Tran/Land/Bldg 2 1 1  
 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
0.89	Acres-Homesite	8,400.00	7,476	100%		7,476
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.89			Land Total			14,976

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	906 Sqft	Grade D 110	Base	74,020
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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,307
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			
1924	2001	Typical	Typical	Good	Typical	75,327			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	60%	100%	100%	45,196				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1924	544	D 110	23,306	Good	60%	100%	100%	13,984
Encl Frame Porch	1924	186	D 110	4,424	Good	60%	100%	100%	2,654
Frame Garage	2002	1024	C 100	16,549	Good	91%	100%	100%	15,060
Stub Wall	1924	544	C 100	1,667	Avq.	50%	100%	100%	834
Concrete Slab	2002	1024	C 100	3,118	Avq.	85%	100%	100%	2,650
Encl Frame Porch	1924	9	C 100	2,118	Avq.	50%	50%	100%	530
1,903 SFLA		Field1				Outbuilding Total			35,712
<b>Acpt Land</b>		15,000		<b>Accepted Bldg</b>		80,900		<b>Total</b>	95,900

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