

Mapleton
Name: CARTER, THERESA A.

Valuation Report

08/01/2019

Page 1

Map/Lot:

003-007

Account: 2205 Card: 1 of 1

Location:

432 HAYSTACK RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 05/25/2007
Sale Price 89,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4444 P73
Reference 2 B3441P001 B5179P305 B5179P283
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
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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
30.00	Acres-Woodland	450.00	13,500	100%		13,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 40.00						Land Total 36,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	576 Sqft	Grade D 100	Base	59,806
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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1930	0	Typical	Typical	Good	Typical	59,806
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	44,854

Outbuildings/Additions/Improvements

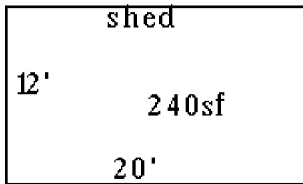
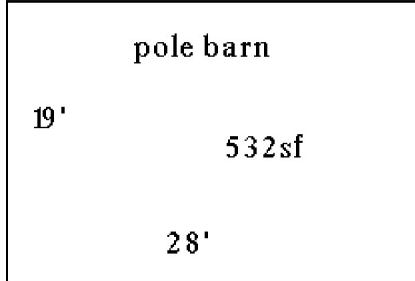
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1987	512	D 100	20,035	Avq.	77%	100%	100%	15,427
Basement Entry	1930	0	D 100	1,484	Avq.	50%	100%	100%	742
Frame Shed	1930			----- S O U N D V A L U E -----					400
Frame Garage	1993	768	C 100	12,612	Avq.	80%	100%	100%	10,090
Frame Shed	2016	240	C 100	3,341	Avq.	93%	100%	100%	3,107
Frame Shed	2017	532	D 100	5,618	Avq-	88%	100%	100%	4,944
1,664 SFLA		Field1							Outbuilding Total 34,710

Acpt Land

36,500 **Accepted Bldg**

79,600 **Total**

116,100



GAR

