

Mapleton
 Name: MAINE LAND, INC.

Valuation Report

08/01/2019

Page 1

Map/Lot:

007-002

Account: 2215 Card: 1 of 2

Location:

STATE RD

Neighborhood 1 7000 Schedule

Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities None
 Street Paved

Sale Data	
Sale Date	07/28/2015
Sale Price	91,101
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Unimproved Lot	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
47.00	Acres-Unclassified Acreage	300.00	14,100	100%		14,100
34.00	Acres-Tilliable 2	695.00	23,630	100%		23,630
1.00	Acres-Class 2 Roads	2,200.00	2,200	100%		2,200
Total Acres 92.00					Land Total	55,430

Acpt Land	55,400	Accepted Bldg	0	Total	55,400
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Map/Lot:

007-002

Account: 2215 Card: 2 of 2

Location:

STATE RD

Neighborhood 1 7000 Schedule
 Tree Growth 1981
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities None
 Street Paved
 CURR TG LAST 2010

Sale Data
 Sale Date 07/28/2015
 Sale Price 91,101
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2852P89
 Reference 2
 Tran/Land/Bldg 2 0 0
 FLOOD MAP & 0 SHORELAND ZONE 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
130.00	Acres-Mixed Wood TG	157.00	20,410	100%		20,410	
Total Acres 130.00				Land Total		20,410	
Acpt Land		20,400	Accepted Bldg		0	Total	20,400

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	55,400	0	55,400	55,400	0	55,400
2	20,400	0	20,400	20,400	0	20,400
TOTAL	75,800	0	75,800	75,800	0	75,800
