

Mapleton  
 Name: CHALOU, ALAN  
 CHALOU, CYNTHIA

**Valuation Report**

08/01/2019

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Map/Lot: 003-023

Account: 2241 Card: 1 of 1

Location: 206 HAYSTACK RD

Neighborhood 1 7000 Schedule

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

1  
 Reference 1 B1127P652  
 Reference 2 B3638P065 B4272P144  
 Tran/Land/Bldg 2 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
0.40	Acres-Secondary 2	700.00	280	100%		280
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.40						Land Total 17,680

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,393 Sqft	Grade C 105	Base	95,934
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	5				
Bedrooms	3	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			
1970	0	Typical	Typical	Very Good	Typical	95,934			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	82,503				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	115	C 105	2,133	V.G.	86%	100%	100%	1,834
Wood Deck	2002	116	C 105	636	V.G.	86%	100%	100%	547
Wood Deck	2003	336	C 105	1,842	V.G.	86%	100%	100%	1,584
Frame Shed	1970			----- S O U N D V A L U E -----				200	
Frame Garage	2001	1200	C 110	21,183	Avq.	85%	100%	100%	18,006
1,393 SFLA		Field1				Outbuilding Total			22,171
<b>Acpt Land</b>		17,700	<b>Accepted Bldg</b>		104,700	<b>Total</b>		122,400	

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