

Mapleton  
 Name: MATTILA, JAMES A  
 BOONE, CATHERINE A

**Valuation Report**

08/01/2019

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Account: 2257 Card: 1 of 1

Map/Lot: 003-007-A  
 Location: 424 HAYSTACK RD

Neighborhood 1 7000 Schedule  
 Zoning/Use Residential-Farm  
 Topography LevelRolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/27/2018  
 Sale Price 150,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

1  
 Reference 1  
 Reference 2 B4641P310 B4675P184  
 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-Homesite	8,400.00	8,400	100%		8,400
0.50	Acres-Secondary 1	1,500.00	750	100%		750
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.50			Land Total			16,650

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	784 Sqft	Grade C 100	Base	81,168
Exterior	Wood Siding	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% Electric	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,349
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
1980	0	Typical	Typical	Very Good	Typical	83,517
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100% 100%	73,495

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1995	560	C 100	28,689	Avq.	82%	100%	100%	23,525
Unfin Basement	1995	560	C 100	4,101	Avq.	82%	100%	100%	3,363
Basement Entry	1980	30	C 100	2,495	V.G.	88%	100%	100%	2,196
Wood Deck	1981	112	C 100	585	V.G.	88%	100%	100%	515
Open Frame Porch	1980	80	C 100	1,716	V.G.	88%	100%	100%	1,510
Wood Deck	1980	102	C 100	532	V.G.	88%	100%	100%	468
Frame Garage	1993	1008	C 110	17,934	Avq+	85%	100%	100%	15,244
1,736 SFLA		Field1				Outbuilding Total			46,821

**Acpt Land** 16,700 **Accepted Bldg** 120,300 **Total** 137,000

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