

Mapleton  
 Name: MCGLINN, GERALD C.  
 MCGLINN, KIM M.

**Valuation Report**

08/01/2019

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Account: 2282 Card: 1 of 1

Map/Lot: 003-038  
 Location: 7 HAYSTACK RD

Neighborhood 1 7000 Schedule

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

1  
 Reference 1 B2687P204  
 Reference 2 B2687P206 B3347P300 B3490P172  
 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             | # -Lot Improvements  | 7,500.00   | 7,500 | 100% |            | 7,500  |
| Total Acres 1.00 |                      |            |       |      | Land Total | 15,900 |

**Dwelling Description**

**Replacement Cost New**

|                    |                   |              |                  |            |        |
|--------------------|-------------------|--------------|------------------|------------|--------|
| Ranch              | One Story         | 1,232 Sqft   | Grade C 110      | Base       | 92,089 |
| 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              | 6                 |              |                  |            |        |
| 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               |
|--------------------------------|-----------|------------------------------|---------|----------------|------------------------|---------------------|
| 0                              | 0         | Typical                      | Typical | Very Good      | Typical                | 92,089              |
| <b>Functional Obsolescence</b> |           | <b>Economic Obsolescence</b> |         | <b>Phys. %</b> | <b>Func. % Econ. %</b> | <b>Value(Rcnld)</b> |
| Incomplete                     |           | None                         |         | 80%            | 100% 100%              | 73,671              |

**Outbuildings/Additions/Improvements**

| Description     | Year | Units  | Grade | RCN    | Cond | Percent Good      |      |      | Value Rcnld |
|-----------------|------|--------|-------|--------|------|-------------------|------|------|-------------|
|                 |      |        |       |        |      | Phy               | Func | Econ |             |
| One Story Frame | 2002 | 396    | C 110 | 22,989 | Avq. | 85%               | 100% | 100% | 19,541      |
| Wood Deck       | 2000 | 300    | C 110 | 1,723  | Avq. | 84%               | 100% | 100% | 1,447       |
| Frame Garage    | 2002 | 896    | C 100 | 14,581 | Avq. | 85%               | 100% | 100% | 12,394      |
| 1,628 SFLA      |      | Field1 |       |        |      | Outbuilding Total |      |      | 33,382      |

|                  |        |                      |         |              |         |
|------------------|--------|----------------------|---------|--------------|---------|
| <b>Acpt Land</b> | 15,900 | <b>Accepted Bldg</b> | 107,100 | <b>Total</b> | 123,000 |
|------------------|--------|----------------------|---------|--------------|---------|

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above ground pool  
with deck

