

Mapleton
 Name: KODIAK TIMBERLANDS, LLC

Valuation Report

08/01/2019

Page 1

Map/Lot:

008-012

Account: 2309 Card: 1 of 2

Location:

STATE RD

Neighborhood 1 7000 Schedule

Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities None
 Street Paved
 CURR TG LAST 2010

Sale Data
 Sale Date 04/15/2016
 Sale Price 85,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 B3989P008
 Tran/Land/Bldg 2 1 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	
5.00	Acres-Unclassified Acreage	300.00	1,500	100%		1,500	
3.00	Acres-Class 1 Roads	4,000.00	12,000	100%		12,000	
4.00	Acres-Boq	70.00	280	100%		280	
Total Acres 22.00					Land Total	29,280	
Acpt Land		29,300	Accepted Bldg		0	Total	29,300

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Map/Lot:

008-012

Account: 2309 Card: 2 of 2

Location:

STATE RD

Neighborhood 1 7000 Schedule
 Tree Growth 2007
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities None
 Street Paved
 CURR TG LAST 2010

Sale Data	
Sale Date	04/15/2016
Sale Price	85,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B3989P001
 Reference 2 B3989P008 B4257P166
 Tran/Land/Bldg 2 1 0
 FLOOD MAP & 0 SHORELAND ZONE 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Softwood TG	113.00	452	100%		452	
55.00	Acres-Mixed Wood TG	157.00	8,635	100%		8,635	
113.00	Acres-Hardwood TG	174.00	19,662	100%		19,662	
Total Acres 172.00					Land Total	28,749	
Accpt Land		28,700	Accepted Bldg		0	Total	28,700

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	29,300	0	29,300	29,300	0	29,300
2	28,700	0	28,700	28,700	0	28,700
TOTAL	58,000	0	58,000	58,000	0	58,000
