

Mapleton  
 Name: CARON, BRYAN L.

**Valuation Report**

08/01/2019

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Map/Lot:

006-018-002

Account: 2338 Card: 1 of 1

Location:

1768 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
 Sale Date 10/25/2005  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B4201P291  
 Tran/Land/Bldg 3 1 9  
 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
0.50	Acres-Unclassified Acreage	300.00	150	100%		150
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 10.50						Land Total 23,150

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Commodore	M/H	1989	14X70	A 100	32.501	Avq+	45%	100%	100%	14,625
Fin Garage		1997	576	C 90	10,628	Avq-	73%	100%	100%	7,758
Concrete slab		1997	576	C 100	1,824	Avq-	73%	100%	100%	1,332
Wood Deck		1989	64	D 90	277	Fair	50%	100%	100%	138
980 SFLA			Field1							23,853

**Acpt Land** 23,200 **Accepted Bldg** 23,900 **Total** 47,100

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