

Mapleton
 Name: SHAW, DIANE D.

Valuation Report

08/01/2019

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Map/Lot:

006-001-D

Account: 2345 Card: 1 of 1

Location:

2172 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 06/14/2010
 Sale Price 82,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4832P25
 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
0.55	Acres-Secondary 1	1,500.00	825	100%		825
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.55			Land Total			16,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Marlette M/H	2002	28X50	C 110	52.812	Avg+	85%	100%	100%	44,890
Concrete slab	2002	1400	C 100	4,434	Avg+	85%	100%	100%	3,769
Wood Deck	2002	48	C 100	261	Avg+	85%	100%	100%	222
Fin Garage	2002	896	C 100	17,624	Avg+	85%	75%	100%	11,235
Unfinished Attic	2002	896	C 100	2,838	Avg+	85%	100%	100%	2,412
Concrete slab	2002	896	C 100	2,838	Avg.	88%	100%	100%	2,497
Wood Deck	2002	48	C 100	261	Avg.	88%	100%	100%	230
1,400 SFLA		Field1				Outbuilding Total			65,255

Acpt Land 16,700 **Accepted Bldg** 65,300 **Total** 82,000

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