

Mapleton
 Name: RAYMOND, ALAN T.

Valuation Report

08/01/2019

Page 1

Map/Lot:

011-003

Account: 2398 Card: 1 of 1

Location:

547 GRENDALL RD

Neighborhood 1 7000 Schedule

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

Reference 1 B1761P161 B2266P216
 Reference 2
 Tran/Land/Bldg 3 1 1
 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
2.00	Acres-Woodland	450.00	900	100%		900
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 12.00						Land Total 23,900

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,104 Sqft	Grade D 105	Base		74,960
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-8,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
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					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			66,614
1981	0	Typical	Typical	Good				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	86%	100%	100%	57,288			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fin Garage	1996	384	C 100	8,319	Avq.	85%	100%	100%	7,071
Frame Shed	2001	144	C 100	2,085	Avq.	87%	100%	100%	1,814
Concrete slab	1996	384	C 100	1,216	Avq.	85%	100%	100%	1,034
1,104 SFLA		Field1				Percent Good			9,919
								Outbuilding Total	9,919

Acpt Land 23,900 **Accepted Bldg** 67,200 **Total** 91,100



shed
144sf

15Fr/Slab
24'
1104sf
46'

Finished
Garage/Slab
24'
384sf
16'