

Mapleton
 Name: BUCK, 3B, LLC

Valuation Report

08/01/2019

Page 1

Map/Lot: 004-018

Account: 2403 Card: 1 of 2

Location: WEST CHAPMAN RD

Neighborhood 1 7000 Schedule

Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data
 Sale Date 07/12/2013
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 3 0 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-Homesite	8,400.00	8,400	100%	Foundation	8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%	Foundation	1,500
8.00	Acres-Secondary 2	700.00	5,600	100%	Foundation	5,600
25.20	Acres-Tillable 1	695.00	17,514	100%	Foundation	17,514
15.60	Acres-Boq	70.00	1,092	100%	Foundation	1,092
Total Acres 50.80			Land Total			34,106

Acpt Land 34,100 **Accepted Bldg** 0 **Total** 34,100

Mapleton
 Name: BUCK, 3B, LLC

Valuation Report

08/01/2019

Page 2

Map/Lot: 004-018

Account: 2403 Card: 2 of 2

Location: WEST CHAPMAN RD

Neighborhood 1	7000 Schedule			Sale Data
Tree Growth	1999			Sale Date 07/12/2013
Zoning/Use	Residential-Farm			Sale Price 0
Topography	LevelRolling			Sale Type Land Only
Utilities	None			Financing Conventional
Street	Paved			Verified Buyer
CURR TG LAST	2025			Validity Related Parties
	1			
Reference 1				
Reference 2				
Tran/Land/Bldg	3 0 0			
FLOOD MAP &	0	SHORELAND ZONE	0	
Exemption(s)		Land Schedule	1	

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
33.10	Acres-Mixed Wood TG	157.00	5,197	100%		5,197
12.50	Acres-Hardwood TG	174.00	2,175	100%		2,175
Total Acres 45.60					Land Total	7,372
Acpt Land		7,400	Accepted Bldg		0	Total
						7,400

Mapleton
Name: BUCK, 3B, LLC

Valuation Report

08/01/2019

Page 3

Map/Lot:

004-018

Account: 2403

Location:

WEST CHAPMAN RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	34,100	0	34,100	34,100	0	34,100
2	7,400	0	7,400	7,400	0	7,400
TOTAL	41,500	0	41,500	41,500	0	41,500