

Mapleton
 Name: ALLARD, CATHERINE E.

Valuation Report

08/01/2019

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Map/Lot: 004-005

Account: 2412 Card: 1 of 1

Location: 4302 WEST CHAPMAN RD

Neighborhood 1 7000 Schedule

Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/15/2006
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 1
 B4327P75

Reference 2
 Tran/Land/Bldg 3 1 1

FLOOD MAP & Exemption(s) 0 SHORELAND ZONE 0
 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	8,400.00	6,667	100%		6,667
Total Acres 0.63				Land Total		6,667

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story Vinyl/Aluminum 1 OTHER Units-0	434 Sqft Masonry Trim Roof Cover	Grade E 100 None Other	Base Trim Roof	21,063 0 0 0
Foundation	Piers	Basement	None	Basement	-1,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-955
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	434	Insulation	-347
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Obsolete	Obsolete	Average	Typical	17,765
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		60%	81%	100%
						Value(Rcnld)
						8,634

Acpt Land	6,700	Accepted Bldg	8,600	Total	15,300
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14'

1S Fr/P

31'

434sf