

Mapleton
 Name: CYR, MARK A.

Valuation Report

08/01/2019

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Map/Lot:

006-001-006

Account: 2423 Card: 1 of 1

Location:

2078 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 09/07/2011
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 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-Unimproved Lot	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.00			Land Total			17,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Amber Ridge M/H	1992	14X68	B 110	27,941	Avg+	45%	100%	100%	12,573
Wood Deck	1992	128	C 90	626	Avg.	83%	100%	100%	520
Frame Shed	2012	64	C 100	927	Avg-	86%	100%	100%	797
Frame Shed	1992	100	D 90	1,152	Avg-	69%	75%	100%	596
One Story Frame	2016	1152	C 100	59,096	Avg-	50%	50%	100%	14,774
Concrete slab	2016	1152	C 100	3,649	Avg-	89%	100%	100%	3,248
2,104 SFLA		Field1				Outbuilding Total			32,508
Acpt Land		17,400	Accepted Bldg		32,500	Total			49,900

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