

Mapleton
 Name: TOMPKINS, MARK

Valuation Report

08/01/2019

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Map/Lot:

009-018-A

Account: 2428 Card: 1 of 1

Location:

1421 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 04/16/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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-Homesite | 8,400.00 | 8,400 | 100% | | 8,400 |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 |
| 5.80 | Acres-Secondary 2 | 700.00 | 4,060 | 100% | | 4,060 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 7.80 | | | | | | Land Total 21,460 |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Percent Good | | | Value Rcnld |
|------------------|------|--------|-------|----------------------|------|--------------|--------------|------|-------------|
| | | | | | | Phy | Func | Econ | |
| 14Mobile Home | 1986 | 14X56 | B 100 | 21,801 | Avg+ | 45% | 100% | 100% | 9,810 |
| Unfin Basement | 1999 | 784 | C 100 | 5,799 | Avg+ | 89% | 100% | 100% | 5,161 |
| Basement Entrv | 1999 | 42 | D 100 | 2,493 | Avg+ | 89% | 100% | 100% | 2,219 |
| Wood Deck | 1999 | 42 | C 105 | 239 | Avg+ | 89% | 100% | 100% | 213 |
| One Story Frame | 2003 | 448 | C 100 | 24,308 | Avg. | 88% | 80% | 100% | 17,113 |
| Unfin Basement | 2003 | 448 | C 100 | 3,499 | Avg. | 88% | 80% | 100% | 2,463 |
| Frame Garage | 1999 | 1440 | C 100 | 23,872 | Avg. | 86% | 100% | 100% | 20,530 |
| Frame Shed | 1999 | 240 | E 50 | 768 | Avg. | 86% | 75% | 100% | 495 |
| Concrete slab | 1999 | 1440 | C 100 | 4,561 | Avg. | 86% | 100% | 100% | 3,922 |
| 1,232 SFLA | | Field1 | | | | | | | 61,926 |
| Acpt Land | | 21,500 | | Accepted Bldg | | 61,900 | Total | | 83,400 |

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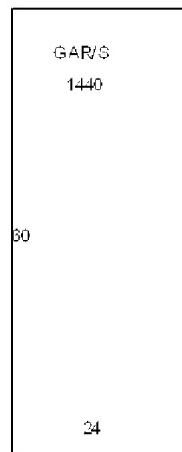
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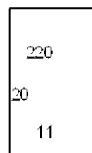
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CNPY



6 WD

