

Mapleton
 Name: ALLEN, GEORGE S.
 ALLEN, NANCY M.

Valuation Report

08/01/2019

Page 1

Account: 2439 Card: 1 of 1

Map/Lot:
 Location:

013-011-D
 32 HILLTOP RD

Neighborhood 1 7000 Schedule

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

1

Reference 1
 Reference 2 B4752P159
 Tran/Land/Bldg 3 0 0
 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
7.50	Acres-Unclassified Acreage	300.00	2,250	100%		2,250
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 17.50						Land Total 25,250

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 100	Base	65,101
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,912
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	1993	Typical	Typical	Above Average	Typical	58,189
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						Value 46,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	180	D 70	605	Avg.	83%	100%	100%	502
Barn	1996	576	C 100	7,298	Avg.	85%	75%	100%	4,652
960 SFLA		Field1				Outbuilding Total			5,154

Acpt Land

25,300

Accepted Bldg

51,700

Total

77,000

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1SFr/Slab		WD
20'	960sf	180sf
	48'	9'

Barn	
24'	576sf
	24'