

Mapleton
 Name: HITCHCOCK, TODD
 HITCHCOCK, SHERRY

Valuation Report

08/01/2019

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Account: 2509 Card: 1 of 1

Map/Lot: 009-005
 Location: 1659 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 10/14/2016
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 1
 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
7.50	Acres-Secondary 2	700.00	5,250	100%		5,250
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 9.50						Land Total 22,650

Dwelling Description

Replacement Cost New

Conventional	Two Story	971 Sqft	Grade B 100	Base	120,506
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,390
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Modern	Modern	Above Average	Typical	130,306
Functional Obsolescence						Value(Rcnld)
None						109,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	65	B 100	1,780	Avg+	84%	100%	100%	1,495
One Story Frame	1985	190	B 100	12,519	Avg+	84%	100%	100%	10,516
Open Frame Porch	1985	76	B 100	1,891	Avg+	84%	100%	100%	1,588
Unfin Basement	1985	266	B 100	2,440	Avg+	84%	100%	100%	2,050
Fin Garage	1985	676	B 100	14,755	Avg+	84%	100%	100%	12,394
Unfinished Attic	1985	676	B 100	2,319	Avg+	84%	100%	100%	1,948
Concrete slab	1985	676	C 100	2,141	Avg.	80%	100%	100%	1,713
Frame Garage	2006	312	C 100	5,823	Avg.	89%	100%	100%	5,182
Concrete slab	2006	312	C 100	988	Avg.	89%	100%	100%	879
Wood Deck	2006	140	C 100	760	Avg.	89%	100%	100%	676
2,132 SFLA		Field1				Outbuilding Total			38,441

Acpt Land 22,700 **Accepted Bldg** 147,900 **Total** 170,600

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