

Mapleton  
 Name: JAMES, LARRY  
 JAMES, JANE

**Valuation Report**

08/01/2019

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Account: 2511 Card: 1 of 1

Map/Lot: 009-016 & 015A  
 Location: 1513 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Reference 1 B1856P283  
 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
35.00	Acres-Tillable 1	695.00	24,325	100%		24,325
82.00	Acres-Woodland	450.00	36,900	100%		36,900
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 127.00						Land Total 84,225

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	750 Sqft	Grade C 100	Base		82,249
Exterior	Composition	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% Forced Warm	Cooling	0% None	Heat		0
Rooms	9					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,444
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	
1949	0	Typical	Typical	Above Average	Typical	84,693	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	100%	100%	61,826

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1949	180	C 100	11,066	Avq+	73%	100%	100%	8,078	
Unfin Basement	1949	225	C 100	1,975	Avq+	73%	100%	100%	1,442	
Encl Frame Porch	1949	45	C 100	2,876	Avq+	73%	100%	100%	2,099	
Wood Deck	1949	192	C 100	1,043	Avq.	64%	100%	100%	668	
Frame Garage	1949	550	C 100	9,631	Avq.	64%	100%	100%	6,164	
Machine Shed	1960	2560	C 100	27,803	Avq-	41%	70%	100%	7,979	
Machine Shed	1999	2048	D 90	17,696	Avq-	75%	60%	100%	7,963	
Machine Shed	2004	512	D 90	4,426	Avq-	79%	60%	100%	2,098	
Machine Shed	1995	1024	E 70	3,442	Avq-	71%	75%	100%	1,833	
Concrete slab	1949	550	C 100	1,743	Avq-	40%	100%	100%	697	
1,305 SFLA		Field1								
Outbuilding Total									39,021	
<b>Acpt Land</b>		84,200		<b>Accepted Bldg</b>		100,800		<b>Total</b>		185,000

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MACH SHD  
 16 X 32

MACH SHD  
 32 X 64

MACH SHD  
 32 X 80

