

Valuation Report

Account: 2520 Card: 1 of 1

Location: 4097 WEST CHAPMAN RD

Neighborhood 1 7000 Schedule

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

1

Reference 1 B1865P151 B3585P254

Reference 2

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
0.04	Acres-Unimproved Lot	8,400.00	336	100%		336
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.04			Land Total			16,236

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	378 Sqft	Grade C 100	Base	58,353
Exterior	Vinyl/Aluminum	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	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			
0	0	Modern	Modern	Very Good	Typical	58,353			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	46,682				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	0	216	C 100	12,846	V.G.	80%	100%	100%	10,277
Unfin Basement	0	216	C 100	1,911	V.G.	80%	100%	100%	1,529
One Story Frame	0	316	C 100	17,787	V.G.	80%	100%	100%	14,230
Frame Garage	2003	672	C 100	11,582	Avq.	88%	100%	100%	10,192
Frame Shed	2001	336	C 100	4,865	Avq.	87%	75%	100%	3,175
1,099 SFLA		Field1				Outbuilding Total			39,403

Acpt Land

16,200

Accepted Bldg

86,100 **Total**

102,300

