

Mapleton

Valuation Report

08/01/2019

Name: CHURCHILL, JAMES, JR.

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CHURCHILL, CATHY S.

Map/Lot:

011-022

Account: 2560 Card: 1 of 1

Location:

496 CARVELL RD

Neighborhood 1 7000 Schedule

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

Reference 1 P4246P101

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
0.57	Acres-Secondary 1	1,500.00	855	100%		855
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.57			Land Total			16,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Hillcrest M/H	1975	12X60	C 100	17,349	Avg.	40%	100%	100%	6,940
Gable Roof	1975	720	C 100	3,910	Avg.	76%	100%	100%	2,972
One Story Frame	1993	276	C 100	15,810	Avg.	84%	75%	100%	9,960
Frame Shed	1975	192	E 100	1,229	Fair	26%	75%	100%	240
Frame Shed	1975	48	D 100	614	Avg.	54%	100%	100%	332
Wood Deck	1975	100	C 100	543	Avg.	76%	100%	100%	413
996 SFLA		Field1				Outbuilding Total			20,857

Acpt Land	16,800	Accepted Bldg	20,900	Total	37,700
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Map/Lot:
 Location:



192sf
 shed

23'
 12' 276sf
 1SFr

12' 1975 60'
 Hillcrest + Roof

6.48sf
 8' shed
 WD 10'
 10'
 100sf