

Mapleton
 Name: COTY, MICHAEL J.
 COTY, LORI ANN

Valuation Report

08/01/2019

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Account: 2606 Card: 1 of 1

Map/Lot:
 Location:

008-002
 1018 GRENDALL RD

Neighborhood 1 7000 Schedule

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

Reference 1 B2670P334B2875P66
 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
13.00	Acres-Unclassified Acreage	300.00	3,900	100%		3,900
71.00	Acres-Woodland	450.00	31,950	100%		31,950
9.00	Acres-Brush	375.00	3,375	100%		3,375
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 103.00						Land Total 62,225

Dwelling Description				Replacement Cost New		
Log Home	One Story	760 Sqft	Grade D 100	Base		56,365
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	600 Sqft, Grade D	Basement Gar	None	Fin Bsmt		5,928
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		5,100
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	67,393
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value(Rcnd)
						52,567

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1980	240	D 100	12,403	Avq.	78%	100%	100%	9,674
One Story Frame	1980	600	D 100	28,128	Avq.	78%	100%	100%	21,940
Unfin Basement	1980	600	D 100	4,013	Avq.	78%	100%	100%	3,130
Wood Deck	2001	196	C 90	957	Avq-	76%	100%	100%	727
Wood Deck	2001	72	C 90	351	Avq-	76%	100%	100%	267
Swimming Pool	1980	48	B 100	941	Avq-	100%	100%	100%	941
Barn	1980	988	E 110	6,086	Fair	28%	80%	100%	1,363
Frame Shed	1980	135	E 110	950	Fair	28%	75%	100%	200
Frame Garage	1980	484	D 100	7,581	Avq.	78%	100%	100%	5,913
Concrete slab	1980	484	C 100	1,533	Avq.	78%	100%	100%	1,196
1,600 SFLA		Field1							
Outbuilding Total									45,351

Acpt Land 62,200 **Accepted Bldg** 97,900 **Total** 160,100

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