

Mapleton  
 Name: MCHATTEN, ELIZABETH

**Valuation Report**

08/01/2019

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Map/Lot:

008-007

Account: 2616 Card: 1 of 1

Location:

891 GRENDALL RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
 Sale Date 09/04/2012  
 Sale Price 33,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B5207P175  
 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
0.53	Acres-Secondary 1	1,500.00	795	100%		795
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.53			Land Total			16,695

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Redman M/H	1998	14X66	B 100	24,801	V.G.	55%	100%	100%	13,641
Concrete slab	1998	980	C 100	3,104	Ava.	86%	100%	100%	2,669
Frame Shed	1998	64	D 90	738	Good	90%	100%	100%	664
One Story Frame	2015	966	C 100	49,905	Ava.	93%	80%	100%	37,130
Concrete slab	2015	966	C 100	3,061	Ava.	93%	80%	100%	2,278
Stub Wall	2015	1946	C 100	6,201	Ava.	93%	80%	100%	4,614
Wood Deck	2015	194	B 100	1,141	Ava.	93%	80%	100%	849
Wood Deck	2015	487	B 100	2,864	Ava.	93%	80%	100%	2,131
Frame Shed	2015	384	C 100	5,560	Ava.	93%	100%	100%	5,171
1,890 SFLA		Field1				Outbuilding Total			69,147

**Acpt Land** 16,700 **Accepted Bldg** 69,100 **Total** 85,800

shed  
64sf

1998  
Redman  
66'  
14'