

Mapleton
 Name: KNOWLES, JASON W.
 KNOWLES, HEIDI L.

Valuation Report

08/01/2019

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Account: 2619 Card: 1 of 1

Map/Lot: 009-001
 Location: 1677 CHAPMAN RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 10/11/2000
 Sale Price 49,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 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
0.69	Acres-Secondary 2	700.00	483	100%		483
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.69						Land Total 17,883

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	892 Sqft	Grade C 100	Base	91,371
Exterior	Wood Siding	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	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,422
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Below Average	Typical	88,949
Functional Obsolescence						Value(Rcnld)
None						35,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
One Story Frame	1920	80	D 90	4,874	Avg-	40%	90%	100%	1,755	
Open Frame Porch	1920	224	D 95	2,630	Avg-	40%	100%	100%	1,052	
Frame Shed	1920	80	D 90	922	Fair	26%	75%	100%	180	
Basement Entry	1920	35	D 90	2,139	Avg-	40%	100%	100%	856	
Frame Garage	1920	1040	D 90	13,899	Avg-	40%	90%	100%	5,004	
Concrete slab	1920	1040	C 100	3,294	Avg.	60%	100%	100%	1,976	
1,418 SFLA		Field1								
Outbuilding Total									10,823	

Acpt Land 17,900 **Accepted Bldg** 46,400 **Total** 64,300

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