

Mapleton  
 Name: SYLVIA, RYAN C.

**Valuation Report**

08/01/2019

SYLVIA, HEATHER A.

Map/Lot:

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Account: 2624 Card: 1 of 1

Location:

011-005

431 GRENDALL RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
 Sale Date 05/21/2007  
 Sale Price 149,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B5282P298  
 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
0.32	Acres-Secondary 1	1,500.00	480	100%		480
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.32			Land Total			16,380

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 110	Base	88,185
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	819 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,636
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,688
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
1972	0	Typical	Typical	Good	Typical	100,509
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100% 100%	90,458
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2000	780	C 100	13,311	Avq.	11,581
Unfinished Attic	2000	420	C 100	1,330	Avq.	1,157
Concrete slab	2000	780	C 100	2,471	Avq.	2,150
Frame Shed	2010	96	C 100	1,390	Avq.	1,265
1,092 SFLA		Field1				16,153
<b>Acpt Land</b>		16,400	<b>Accepted Bldg</b>		106,600	<b>Total</b> 123,000

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SHD

