

Mapleton
 Name: HERSOM, CHAD
 HERSOM, ROSE

Valuation Report

08/01/2019

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Account: 2645 Card: 1 of 1

Map/Lot: 008-011-A&B
 Location: 773 GRENDALL RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 09/12/2014
 Sale Price 100,000
 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
2.70	Acres-Secondary 2	700.00	1,890	100%		1,890
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 4.70						19,290

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,200 Sqft	Grade C 100	Base		85,504
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	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,444
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
2001	0	Modern	Modern	Good	Typical	87,948
Functional Obsolescence						Value(Rcnld)
None						80,033

Outbuildings/Additions/Improvements				Dwelling Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2002	154	C 100	2,476	Avg.	88%	100%	100%	2,179	
Frame Garage	2002	420	C 100	7,551	Avg.	88%	100%	100%	6,645	
Fin Garage	2002	420	C 100	8,974	Avg.	88%	100%	100%	7,897	
Concrete slab	2002	840	C 100	2,661	Avg.	88%	100%	100%	2,342	
Encl Frame Porch	2010	126	C 100	4,393	Avg.	91%	100%	100%	3,998	
Frame Shed	2015	224	D 100	2,867	Avg.	93%	75%	100%	2,000	
1,200 SFLA		Field1								
Outbuilding Total									25,061	

Acpt Land 19,300 **Accepted Bldg** 105,100 **Total** 124,400

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