

Mapleton
Name: BLACK, VALERIE

Valuation Report

08/01/2019

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Map/Lot:

011-006-C

Account: 2660 Card: 1 of 1

Location:

455 GRENDALL RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 08/08/2006
Sale Price 108,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B4319P207
Reference 2 B4319P209 B4319P227
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	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	15,900

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	862 Sqft	Grade D 110	Base	86,973
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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
0	2005	Typical	Typical	Very Good	Typical	86,973
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	78,276	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	96	C 100	1,933	Avq.	89%	100%	100%	1,720
Basement Entry	0	49	D 100	2,610	Avq-	40%	100%	100%	1,044
Wood Deck	2005	256	C 100	1,390	Avq.	89%	100%	100%	1,237
Frame Shed	2009	64	C 100	927	Avq.	91%	25%	100%	211
1,293 SFLA		Field1				Outbuilding Total			4,212

Acpt Land

15,900

Accepted Bldg

82,500

Total

98,400

