

Mapleton
 Name: HANLON, TERRANCE J.
 HANLON, CAROLYN E.

Valuation Report

08/01/2019

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Account: 2687 Card: 1 of 1

Map/Lot: 011-002-1
 Location: 314 LITTLEFIELD RD

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 08/17/2009
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2 B4953P89
 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
1.00	Acres-Secondary 2	700.00	700	100%		700
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 18,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,688 Sqft	Grade B 95	Base	112,767
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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,190
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
2011	0	Modern	Modern	Average	Typical	116,957
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	107,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	96	B 100	2,093	Avq.	92%	100%	100%	1,926
Frame Garage	2011	756	B 95	13,299	Avq.	92%	100%	100%	12,235
Concrete slab	2011	756	C 100	2,395	Avq.	92%	100%	100%	2,203
Frame Garage	2011	392	C 100	7,102	Avq.	92%	75%	100%	4,900
Concrete slab	2011	392	C 100	1,242	Avq.	92%	100%	100%	1,143
One Story Frame	2017	320	C 100	17,984	Avq-	90%	100%	100%	16,186
Open Frame Porch	2017	96	C 100	1,933	Avq-	90%	100%	100%	1,740
2,008 SFLA		Field1				Outbuilding Total			40,333

Acpt Land 18,100 **Accepted Bldg** 147,900 **Total** 166,000

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