

Mapleton
Name: POWERS, JARRED M.

Valuation Report

08/01/2019

Page 1

Map/Lot:

003-013-001

Location:

2203 CHAPMAN RD

Account: 2886 Card: 1 of 2

Neighborhood 1 7000 Schedule
Tree Growth 2010
Zoning/Use Residential-Farm
Topography Rolling
Utilities Septic SystemSeptic System
Street Paved
CURR TG LAST 2020
2008

Reference 1
Reference 2 B5065P114
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	
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600	
19.00	Acres-Tillable 1	695.00	13,205	100%		13,205	
9.06	Acres-Woodland	450.00	4,077	100%		4,077	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 38.06						Land Total	40,282

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,439 Sqft	Grade A 100	Base	206,994
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	1 CAR	Fin Bsmt	2,063
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,425
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,563
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Modern	Modern	Average	Typical	224,045
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			92%		100%	100%
206,121						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2012	450	A 100	7,972	Avq.	92%	100%	100%	7,334
Wood Deck	2012	456	A 100	3,762	Avq.	92%	100%	100%	3,461
Encl Frame Porch	2014	126	B 100	4,757	Avq.	93%	100%	100%	4,424
Fin Garage	2014	1280	B 100	26,640	Avq.	93%	100%	100%	24,775
Concrete slab	2014	1280	C 100	4,054	Avq.	93%	100%	100%	3,770
Frame Shed	2011	775	D 100	9,920	Avq.	92%	75%	100%	6,844
Finished Basement	2016	1025	A 100	16,915	Avq.	92%	100%	100%	15,562
2,518 SFLA		Field1							
Outbuilding Total									66,170

Acpt Land

40,300

Accepted Bldg

272,300

Total

312,600

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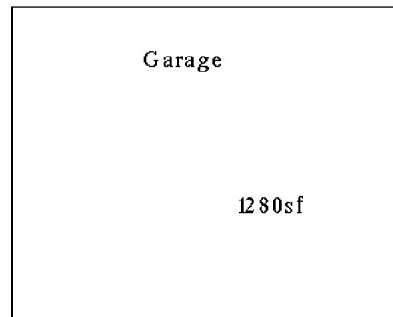
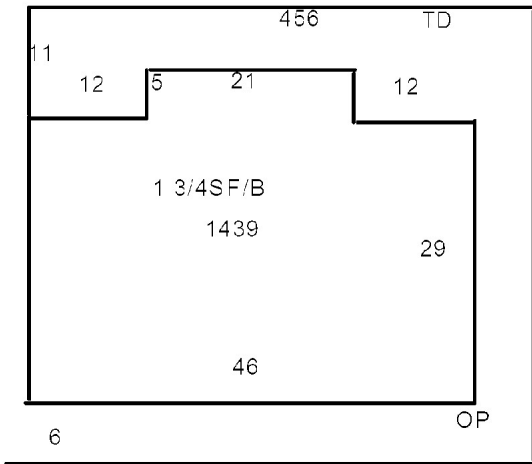
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 CURR TG LAST 2010

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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Softwood TG	113.00	226	100%		226
31.00	Acres-Mixed Wood TG	157.00	4,867	100%		4,867
20.00	Acres-Hardwood TG	174.00	3,480	100%		3,480
Total Acres 53.00					Land Total	8,573

Acpt Land	8,600	Accepted Bldg	0	Total	8,600
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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,300	272,300	312,600	40,300	272,300	312,600
2	8,600	0	8,600	8,600	0	8,600
TOTAL	48,900	272,300	321,200	48,900	272,300	321,200