

Mapleton
 Name: ANSTISS, KELLY A.

Valuation Report

08/01/2019

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Map/Lot: 013-003

Account: 906 Card: 1 of 1

Location: 3105 WEST CHAPMAN RD

Neighborhood 9 Neighborhood 9

Zoning/Use Residential
 Topography
 Utilities Drilled WellPublic Sewer
 Street Paved

1
 Reference 1 B3187P133
 Reference 2 B3187P134
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 10C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	11,000.00	7,778	100%		7,778
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.50					Land Total	15,278

Dwelling Description

Replacement Cost New

Conventional	One Story	1,006 Sqft	Grade C 100	Base	83,888
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	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	5				
Bedrooms	3	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
1956	0	Typical	Typical	Above Average	Typical	83,888
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	100%	100%
						59,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	128	C 110	844	Avq+	71%	100%	100%	599
Wood Deck	1956	40	E 100	71	Avq+	71%	100%	100%	50
One Story Frame	1956	88	C 100	7,204	Avq+	71%	100%	100%	5,115
Frame Garage	1956	624	C 100	11,950	Avq+	71%	100%	100%	8,484
1,094 SFLA		Field1				Outbuilding Total			14,248

Acpt Land 15,300 **Accepted Bldg** 73,800 **Total** 89,100

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