

Mapleton
 Name: KING, DUSTIN P.
 KING, MARCY L.

Valuation Report

08/01/2019

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Account: 913 Card: 1 of 1

Map/Lot: 013-011
 Location: 3073 WEST CHAPMAN RD

Neighborhood 9 Neighborhood 9

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data	
Sale Date	01/05/2007
Sale Price	79,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 7C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	11,000.00	10,082	100%		10,082
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.84			Land Total			17,582

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 110	Base	66,451
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	2009	Typical	Typical	Very Good	Typical	66,451
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	53,161	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	0	85	C 110	2,224	V.G.	80%	100%	100%	1,779
One Story Frame	0	459	C 110	30,208	V.G.	80%	100%	100%	24,166
Encl Frame Porch	0	144	C 110	5,749	V.G.	80%	100%	100%	4,599
Frame Shed	2017	144	C 100	2,304	Avq-	88%	100%	100%	2,028
Open Frame Porch	0	30	C 100	1,454	Avq.	50%	100%	100%	727
1,035 SFLA		Field1				Outbuilding Total			33,299

Acpt Land	17,600	Accepted Bldg	86,500	Total	104,100
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013-011
 3073 WEST CHAPMAN RD



shed	
12'	144sf
	12'

1SFr/B		
27'	1SFr/B	
	459sf	24'
	17'	576sf
5'	OP 85sf	24'
		6'
		EP
		144sf
		OP
		5'30sf