

Mapleton  
 Name: BRETON, DANIEL E.  
 B - SHARP, LLC

**Valuation Report**

08/01/2019

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Account: 942 Card: 1 of 1

Map/Lot: 014-009  
 Location: 1702 MAIN ST

Neighborhood 9	Neighborhood 9			<b>Sale Data</b>
Zoning/Use	Residential-Business	Sale Date	01/06/2012	
Topography		Sale Price	75,000	
Utilities	Dug WellPublic Sewer	Sale Type	Land & Buildings	
Street	Paved	Financing	Unknown	
	2	Verified	Public Record	
		Validity	Arms Length Sale	
Reference 1	B5013P260			
Reference 2	B5013P261			
Tran/Land/Bldg	1 0 0			
FLOOD MAP & Exemption(s)	7AC SHORELAND ZONE TP Land Schedule 4			

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	11,000.00	7,129	100%		7,129
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.42					Land Total	14,629

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	Two Story	1,080 Sqft	Grade D 100	Base		109,914
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	2 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	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,160
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	.....			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Typical	Typical	Average	Typical	112,074
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	100% 100%	56,037

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	0	180	D 100	2,405	Avq.	50%	100%	100%	1,202
Encl Frame Porch	0	16	D 100	2,062	Avq.	50%	100%	100%	1,031
Frame Shed	2017	200	C 100	3,200	Avq.	94%	100%	100%	3,008
2,160 SFLA		Field1							
<b>Outbuilding Total</b>									<b>5,241</b>

<b>Acpt Land</b>	14,600	<b>Accepted Bldg</b>	61,300	<b>Total</b>	75,900
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