

Mapleton
 Name: MASTRO MOTORS, INC.
 MAPLETON ONE STOP

Valuation Report

08/01/2019

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Account: 966 Card: 1 of 1

Map/Lot:
 Location:

014-035
 1689 MAIN ST

Neighborhood 9 Neighborhood 9

Zoning/Use Residential-Business
 Topography Level
 Utilities Dug WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 01/06/2014
 Sale Price 262,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1
 Reference 2 B3762P086 B5267P145
 Tran/Land/Bldg 1 2 15
 FLOOD MAP & 7C SHORELAND ZONE GD
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.42	Acres-Baselot (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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Garage	1949			----	SOUND	VALUE	----			101,260
Walk-In Cooler	0			----	SOUND	VALUE	----			22,000
Fin Garage	1970	1008	C 110	23,894	V.G.	86%	100%	100%		20,549
Self Serve Booth	2014			----	SOUND	VALUE	----			2,000
Outbuilding Total										145,809

Acpt Land 14,600 **Accepted Bldg** 145,800 **Total** 160,400

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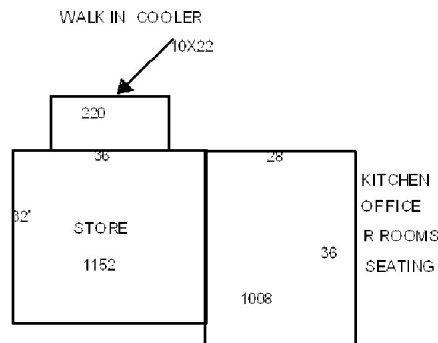
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COOLER M & S SEC 58 P1
COST = 25,600 - 5% - 105.00 LIN FT = \$22,200.00



CONVENIENCE STORE
M&S 419 CLASS D GOOD - 10%
 $92.38 \times .90 \times 1.08 \times .98 = 87.90 \times 1152 = \$101,263$