

Mapleton
Name: GRAHAM, TIMOTHY L.

Valuation Report

08/01/2019

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Map/Lot:

014-041

Account: 972 Card: 1 of 1

Location:

1651 MAIN ST

Neighborhood 9 Neighborhood 9

Zoning/Use Residential-Business
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2553P305
Reference 2 B5108/266
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
0.41	Acres-Homesite (Fract)	11,000.00	7,043	100%		7,043
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.41						Land Total 14,543

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,681 Sqft	Grade C 100	Base	156,965
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	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	0	Typical	Typical	Very Good	Typical	165,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	132,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1926	24	C 100	1,392	V.G.	80%	100%	100%	1,114
Encl Frame Porch	1926	264	C 100	7,708	Avq.	50%	100%	100%	3,854
Wood Deck	2001	168	D 100	806	Avq.	85%	100%	100%	685
Fin Garage	2005	1120	C 100	23,972	Avq.	87%	100%	100%	20,856
Frame Shed	2005	240	C 100	3,840	Avq.	87%	100%	100%	3,341
Wood Deck	2005	240	C 100	1,440	Avq.	87%	100%	100%	1,253
One Story Frame	1926	119	C 100	8,898	Avq.	50%	50%	100%	2,225
Concrete slab	2005	1120	C 100	3,920	Avq.	87%	100%	100%	3,410
2,641 SFLA		Field1				Outbuilding Total			36,738

Acpt Land

14,500

Accepted Bldg

168,900

Total

183,400

Account: 972

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