

Mapleton
 Name: KINNEY, VICKI L.

Valuation Report

08/01/2019

Page 1

KINNEY, RAYMOND W.

Map/Lot:

002-005-003

Account: 159 Card: 1 of 1

Location:

252 CARVELL RD

Neighborhood 1 8,000 schedule

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

Reference 1 B4477P46
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 11C SHORELAND ZONE 0
 Exemption(s) 9 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
0.10	Acres-Secondary 1	1,500.00	150	100%		150
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.10						Land Total 16,050

Dwelling Description

Replacement Cost New

Conventional	One Story	1,040 Sqft	Grade D 100	Base	68,595
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-7,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	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
1979	0	Typical	Typical	Average	Typical	61,107
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	44,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	1979			----	SOUND	VALUE	----		100
Frame Shed	1991			----	SOUND	VALUE	----		100
Frame Shed	2003	336	D 100	4,301	Avq-	77%	75%	100%	2,484
1,040 SFLA		Field1							Outbuilding Total 2,684

Acpt Land 16,100 **Accepted Bldg** 47,300 **Total** 63,400

Mapleton
Name: KINNEY, VICKI L.
KINNEY, RAYMOND W.
Account: 159

Valuation Report

08/01/2019
Page 2
Map/Lot:
Location: 002-005-003
252 CARVELL RD

