

Mapleton
Name: BROWN, MARC C.

Valuation Report

08/01/2019

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BROWN, GLENDA D. CAPPS-

Map/Lot:

002-012

Account: 174 Card: 1 of 3

Location:

124 CARVELL RD

Neighborhood 1 8,000 schedule
Tree Growth 2008
Zoning/Use Residential-Farm
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved
CRR TG LAST 2018

Reference 1
Reference 2 B5228P98
Tran/Land/Bldg 1 1 1
FLOOD MAP & 0 SHORELAND ZONE 0
Exemption(s) 9 0 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	
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500	
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600	
1.00	Acres-Unclassified Acreage	300.00	300	100%		300	
30.00	Acres-Tillable 2	695.00	20,850	100%		20,850	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 41.00						Land Total	44,150

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade A 100	Base	150,028
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,593
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Modern	Modern	Excellent	Typical	156,621
Functional Obsolescence						Value(Rcnd)
Economic Obsolescence						
Incomplete		None		85%	90%	119,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	0	144	A 100	3,856	Exc.	85%	90%	100%	2,950
Basement Entry	0	70	C 100	3,696	Exc.	85%	90%	100%	2,828
Unfin Basement	2005	1056	C 110	9,310	Exc.	100%	100%	100%	9,310
One Story Frame	2005	1056	C 3	1,802	Exc.	85%	100%	100%	1,532
Open Frame Porch	2005	55	A 100	2,508	Exc.	85%	90%	100%	1,919
Frame Garage	2005	784	B 100	19,214	Exc.	85%	90%	100%	14,699
One Story Frame	2005	784	A 100	66,227	Exc.	85%	90%	100%	50,664
Frame Garage	1985	800	B 100	19,581	Avq.	76%	100%	100%	14,882
Frame Garage	2004	864	B 100	21,052	Avq.	87%	100%	100%	18,315
3,280 SFLA		Field1				Outbuilding Total			117,099

Acpt Land

44,200

Accepted Bldg

236,900

Total

281,100

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BROWN, GLENDA D. CAPPS-

Map/Lot:

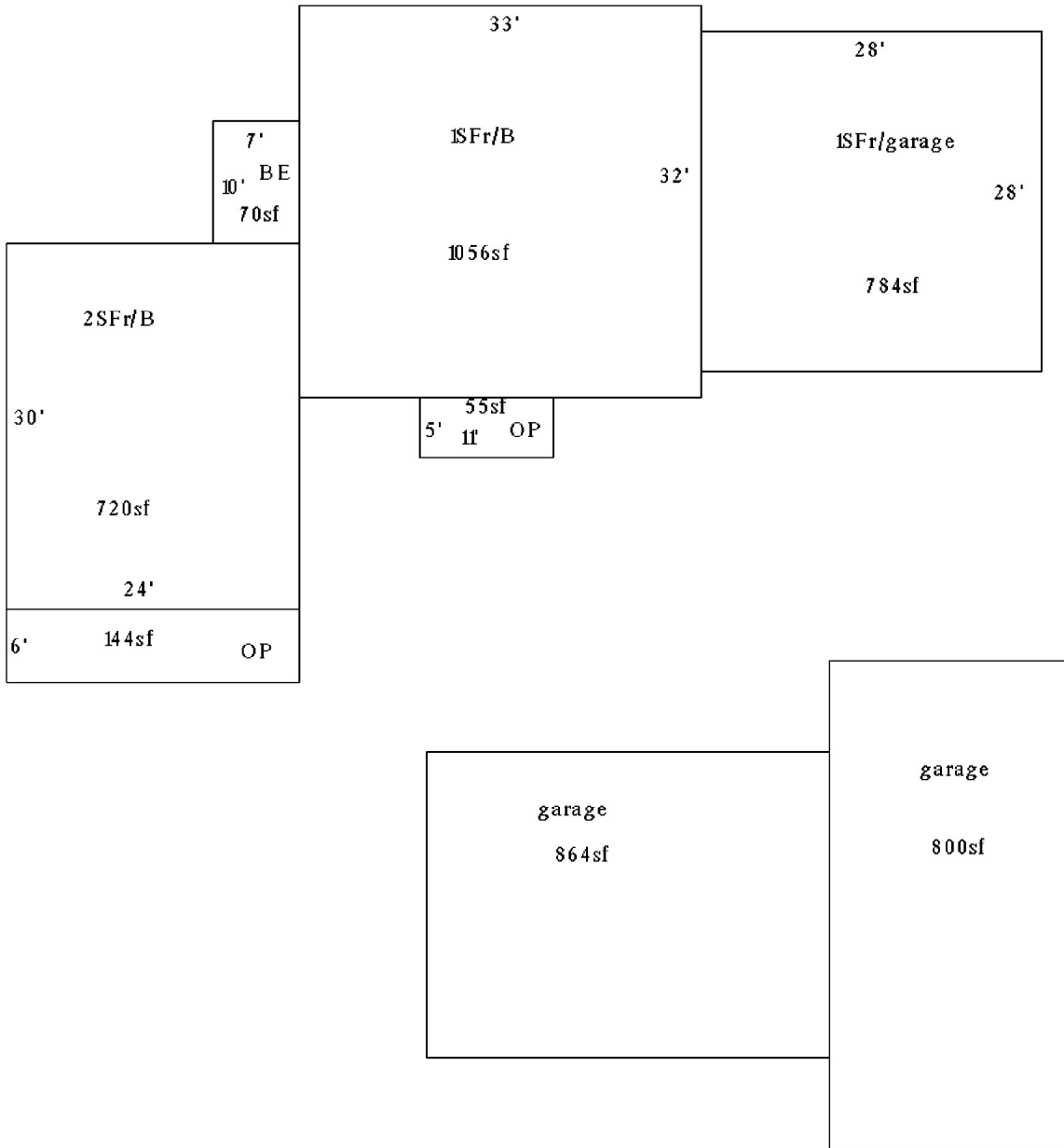
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BROWN, GLENDA D. CAPPS-

Map/Lot:

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Account: 174 Card: 2 of 3

Location:

124 CARVELL RD

Neighborhood 1 8,000 schedule

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

1

Reference 1 B2118P177

Reference 2

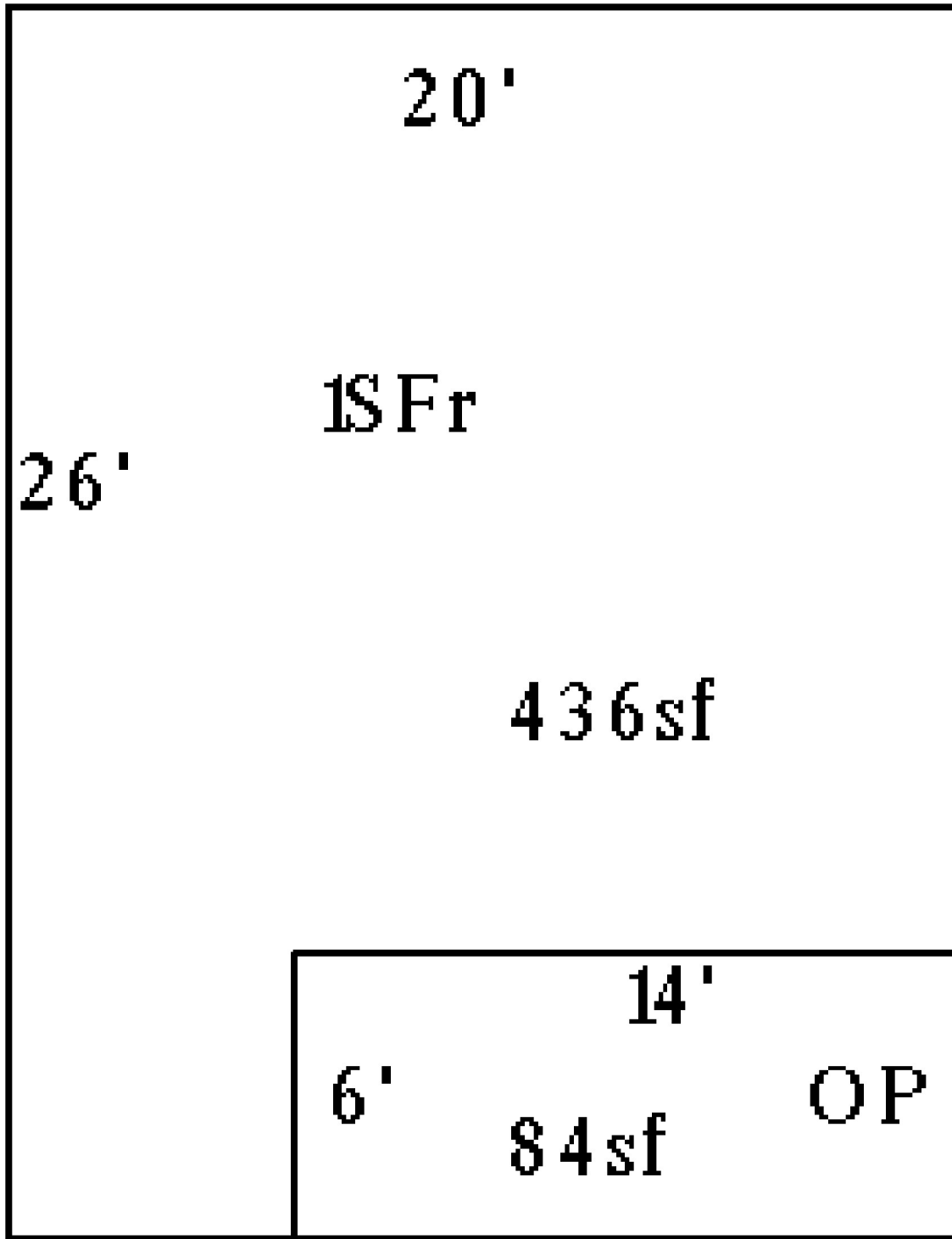
Tran/Land/Bldg 1 0 0

FLOOD MAP & 8CA SHORELAND ZONE RPLR

Exemption(s) 9 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	One Story	436 Sqft	Grade D 80	Base	33,770
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,535
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,728
Attic	Floor & Stairs			Attic	1,664
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-279
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Layout			Total
1995	0	Typical	None	Average			Typical			28,683
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete	None			82%	35%	100%				8,232
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1995	84	D 80	1,288	Ava.	82%	35%	100%	370	
436 SFLA		Field1				Outbuilding Total			370	
Acpt Land		0		Accepted Bldg		8,600	Total		8,600	



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Reference 1 B2118177 B4172P140

Reference 2

Tran/Land/Bldg 1 0 0

FLOOD MAP & 0 SHORELAND ZONE 0

Exemption(s) 9 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
57.00	Acres-Softwood TG	113.00	6,441	100%		6,441
13.00	Acres-Mixed Wood TG	157.00	2,041	100%		2,041
6.00	Acres-Hardwood TG	174.00	1,044	100%		1,044
Total Acres 76.00					Land Total	9,526

Acpt Land

9,500

Accepted Bldg

0

Total

9,500

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,200	236,900	281,100	44,200	236,900	281,100
2	0	8,600	8,600	0	8,600	8,600
3	9,500	0	9,500	9,500	0	9,500
TOTAL	53,700	245,500	299,200	53,700	245,500	299,200
