

Mapleton
Name: SMITH, STEVEN

Valuation Report

08/01/2019

SMITH, ANDREA (BARD)

Page 1

Account: 190 Card: 1 of 2

Map/Lot:

002-024 & 025

Location:

1293 MAPLETON RD

Neighborhood 1 8,000 schedule

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

Sale Data
Sale Date 12/13/1985
Sale Price 45,000
Sale Type
Financing
Verified
Validity

Reference 1 B1861P131
Reference 2 B4386P94
Tran/Land/Bldg 1 5 1
FLOOD MAP & 8C 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
92.00	Acres-Woodland	450.00	41,400	100%		41,400
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 102.00						Land Total 64,400

Dwelling Description

Replacement Cost New

Cape Cod	One Story	480 Sqft	Grade D 100	Base	44,134
Exterior	Vinyl/Aluminum	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	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,440
Attic	Full Finished			Attic	7,082
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Typical	Typical	Average	Typical	52,656
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	26,328

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	0	180	C 100	5,970	Avq.	50%	75%	100%	2,239
Unfin Basement	0	180	D 100	1,472	Avq.	50%	100%	100%	736
One Story Frame	0	496	D 100	23,586	Avq.	50%	100%	100%	11,793
Finished Attic	0	496	D 100	4,365	Avq.	50%	100%	100%	2,182
Encl Frame Porch	0	110	D 100	3,618	Avq.	50%	100%	100%	1,809
Frame Shed	0	144	C 100	2,304	Avq.	50%	75%	100%	864
Frame Shed	0	36	D 100	461	Avq.	50%	75%	100%	172
Frame Garage	0	1120	D 100	16,576	Poor	18%	50%	100%	1,492
Frame Shed	2006	192	C 100	3,072	Avq.	88%	100%	100%	2,703
Barn	2006	624	C 100	8,736	Avq.	88%	100%	100%	7,688
1,224 SFLA		Field1							
Outbuilding Total									31,678

Acpt Land

64,400

Accepted Bldg

58,000

Total

122,400

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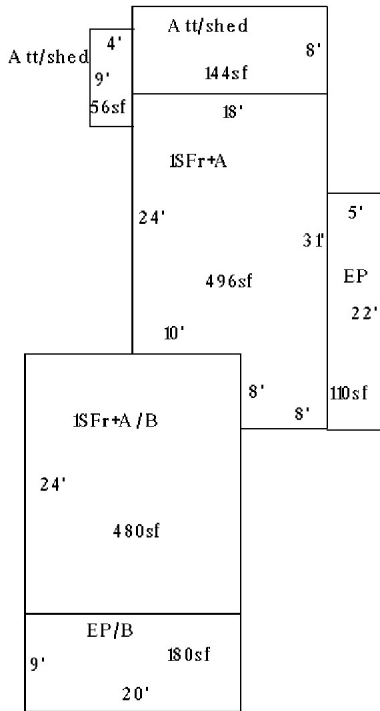
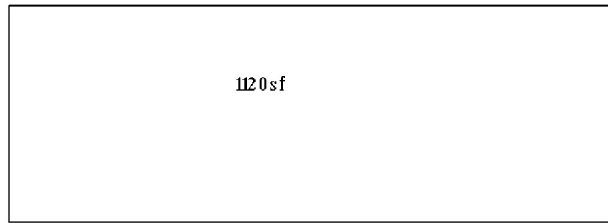
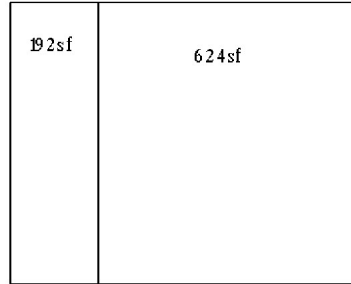
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SMITH, ANDREA (BARD)

Map/Lot:

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Account: 190

Card: 2 of 2

Location:

1293 MAPLETON RD

Neighborhood 1 8,000 schedule

Zoning/Use Residential-Farm
Topography

Utilities Drilled WellSeptic System

Street Paved

Reference 1 1
Reference 2 B1861P131
S0220R

Tran/Land/Bldg 1 0 0

FLOOD MAP & 8C SHORELAND ZONE 0

Exemption(s) 9 0 0 Land Schedule 1

Sale Data

Sale Date 12/13/1985

Sale Price 45,000

Sale Type

Financing

Verified

Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1990	192	E 100	906	Avq-	66%	75%	100%	448
Greenhouse	1990	768	E 100	906	Fair	42%	50%	100%	190
Greenhouse	1995	1500	D 100	4,800	Avq-	70%	75%	100%	2,520
Greenhouse	1998	2940	D 100	9,408	Fair	54%	75%	100%	3,810
Frame Shed	2006	128	C 100	2,048	Avq.	88%	100%	100%	1,802
1,224 SFLA		Field1				Outbuilding Total			8,770

Acpt Land

0

Accepted Bldg

8,800

Total

8,800

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128sf

768sf
192sf

2940sf	1500sf
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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	64,400	58,000	122,400	64,400	58,000	122,400
2	0	8,800	8,800	0	8,800	8,800
TOTAL	64,400	66,800	131,200	64,400	66,800	131,200
