

Mapleton
 Name: McHATTEN, MATTHEW R.
 McHATTEN, KELLY J.

Valuation Report

08/01/2019

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Account: 221 Card: 1 of 1

Map/Lot: 002-30-24&30-26
 Location: 65 PLEASANT HILL DR

Neighborhood 10 19,000 schedule

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

Sale Data
 Sale Date 09/08/2005
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4760P287 B5086P111
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 0 SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	19,570.00	19,570	100%	Unimproved	19,570
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
3.44	Acres-Secondary 2	700.00	2,408	100%		2,408
Total Acres 5.44						30,978

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,156 Sqft	Grade B 110	Base	197,506	
Exterior	Composition	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	612 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,956	
Heating	100% Hot Water BB	Cooling	0% None	Heat	0	
Rooms	9				0	
Bedrooms	4	Add Fixtures	0		0	
Baths	2	Half Baths	1	Plumbing	6,435	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		211,897
2005	0	Modern	Modern	Average			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None		87%	100%	100%	184,350	

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	2005	154	B 100	23,499	Avq.	87%	80%	100%	16,355
Unfin Basement	2005	154	C 100	1,644	Avq.	87%	100%	100%	1,430
Frame Garage	2005	816	B 100	19,947	Avq.	87%	100%	100%	17,354
Wood Deck	2005	240	B 100	1,872	Avq.	87%	80%	100%	1,303
Concrete slab	2005	816	C 100	2,856	Avq.	87%	100%	100%	2,485
Unfinished Attic	2012	816	C 100	2,856	Avq.	91%	100%	100%	2,599
2,582 SFLA		Field1					Outbuilding Total		41,526

Acpt Land 31,000 **Accepted Bldg** 225,900 **Total** 256,900

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