

Mapleton
 Name: ROY, KENDALL R.
 ROY, RACHELLE M.

Valuation Report

08/01/2019

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Account: 234 Card: 1 of 1

Map/Lot: 002-034-E
 Location: 41 BRALEY HEIGHTS

Neighborhood 10 19,000 schedule

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

Sale Data	
Sale Date	03/20/2009
Sale Price	231,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2 B5193P174
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8C 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%		19,570
0.01	Acres-Secondary 1	1,500.00	15	100%		15
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.01					Land Total	27,085

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,400 Sqft	Grade A 95	Base	146,690
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	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,872
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,263
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
1995	0	Typical	Typical	Average	Typical	154,825
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	139,343
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1995	415	C 100	2,490	Avq.	2,042
Fin Garage	1996	1200	B 100	33,251	Avq.	27,266
Unfinished Attic	1996	1200	C 100	4,200	Avq.	3,444
Concrete slab	1996	1200	C 100	4,200	Avq.	3,444
Wood Deck	2005	64	C 90	346	Avq-	270
1,400 SFLA		Field1				36,466

Acpt Land 27,100 **Accepted Bldg** 175,800 **Total** 202,900

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