

Mapleton
 Name: SUTHERLAND, TAYLOR H.
 SUTHERLAND, INGRID A.

Valuation Report

08/01/2019

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Account: 243 Card: 1 of 1

Map/Lot: 002-034-M
 Location: 64 BRALEY HEIGHTS

Neighborhood 10 19,000 schedule

Zoning/Use Residential-Farm
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Right-Of-Way

Sale Data
 Sale Date 07/29/2009
 Sale Price 15,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4731P251
 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	70%	Access	13,699
0.04	Acres-Secondary 1	1,500.00	60	70%	Topoogrphv	42
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.04					Land Total	21,241

Dwelling Description

Replacement Cost New

Conventional	One Story	1,182 Sqft	Grade C 100	Base	93,497
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,800
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			
2009	0	Modern	Modern	Average	Typical	84,659			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	75,347			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	2009	1035	C 100	58,912	Avq.	89%	100%	100%	52,432
Frame Garage	2009	1035	C 100	19,216	Avq.	89%	100%	100%	17,102
Concrete slab	2009	1035	C 100	3,622	Avq.	89%	100%	100%	3,224
Open Frame Porch	2009	36	C 100	1,516	Avq.	89%	100%	100%	1,349
Frame Shed	2015	240	C 110	4,224	Avq.	93%	100%	100%	3,928
2,217 SFLA		Field1							78,035
Acpt Land		21,200	Accepted Bldg		153,400	Total			174,600

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