

Mapleton
Name: MCKEE, ALAN F.

Valuation Report

08/01/2019

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Map/Lot: 002-043

Account: 262 Card: 1 of 1

Location: 1045 MAPLETON RD

Neighborhood 1 8,000 schedule
Zoning/Use Residential-Farm
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/24/2014
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 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
12.27	Acres-Unclassified Acreage	300.00	3,681	100%		3,681
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 22.27						Land Total 26,681

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	90,112
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Modern	Modern	Average	Typical	90,112
Functional Obsolescence						Value(Rcnld)
Incomplete						
Economic Obsolescence			None	88%	100%	79,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1971	780	C 100	14,708	V.G.	86%	100%	100%	12,649
One Story Frame	2007	100	C 100	7,860	Avg.	88%	100%	100%	6,917
Concrete slab	2007	100	C 100	350	Avg.	88%	100%	100%	308
Concrete slab	2007	780	C 100	2,730	Avg.	88%	100%	100%	2,402
Wood Deck	2012	224	C 95	1,276	Avg.	91%	100%	100%	1,161
1,220 SFLA		Field1				Outbuilding Total			23,437

Acpt Land 26,700 **Accepted Bldg** 102,700 **Total** 129,400

