

Mapleton
 Name: HALLETT, CHRISTOPHER J.
 HALLETT, ANDREA J. K.

Valuation Report

08/01/2019

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Account: 502 Card: 1 of 1

Map/Lot: 006-007-002-001
 Location: 388 CREASEY RIDGE RD

Neighborhood 5 11000 schedule

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

Sale Data
 Sale Date 08/15/2014
 Sale Price 225,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B3541P065 B3676P268 B3782P187&192
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 6C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 5

Land Description

| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value |
|------------------|----------------------------|------------|--------|------|-----------|-------------------|
| 1.00 | Acres-Homesite | 12,360.00 | 12,360 | 100% | | 12,360 |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 |
| 3.00 | Acres-Secondary 2 | 700.00 | 2,100 | 100% | | 2,100 |
| 0.00 | Acres-Unclassified Acreage | 375.00 | 11,430 | 100% | | 0 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 5.00 | | | | | | Land Total 23,460 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|-------------------|--------------|------------------|------------|---------|
| Conventional | Two Story | 1,064 Sqft | Grade B 100 | Base | 169,756 |
| Exterior | Wood Siding | 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 | None | Basement Gar | None | Fin Bsmt | 0 |
| Heating | 100% Hot Water BB | Cooling | 0% None | Heat | 0 |
| Rooms | 8 | | | | |
| Bedrooms | 4 | Add Fixtures | 0 | | |
| Baths | 2 | Half Baths | 1 | Plumbing | 5,850 |
| 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 |
|--------------------------------|-----------|------------------------------|---------|----------------|------------------------|---------------------|
| 1999 | 0 | Typical | Typical | Average | Typical | 175,606 |
| Functional Obsolescence | | Economic Obsolescence | | Phys. % | Func. % Econ. % | Value(Rcnld) |
| None | | None | | 84% | 100% 100% | 147,509 |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
|------------------|------|--------|-------|--------|------|-------------------|------|------|-------------|
| Open Frame Porch | 1999 | 152 | B 100 | 3,531 | Avq. | 84% | 100% | 100% | 2,966 |
| Frame Garage | 1999 | 576 | C 100 | 11,102 | Avq. | 84% | 100% | 100% | 9,326 |
| Wood Deck | 2003 | 255 | C 100 | 1,530 | Avq. | 86% | 100% | 100% | 1,316 |
| Patio | 2003 | 120 | C 100 | 420 | Avq. | 86% | 100% | 100% | 361 |
| Swimming Pool | 2003 | 392 | C 100 | 7,840 | Avq. | 86% | 50% | 100% | 3,371 |
| 2,128 SFLA | | Field1 | | | | Outbuilding Total | | | 17,340 |

Acpt Land 23,500 **Accepted Bldg** 164,800 **Total** 188,300

