

Mapleton  
 Name: BUTTERFIELD, JEFF  
 BUTTERFIELD, SERENA

**Valuation Report**

08/01/2019

Page 1

Account: 1184 Card: 1 of 1

Map/Lot: 005-011  
 Location: 138 GARLAND RD

Neighborhood 7 10000 schedule

Zoning/Use Residential-Farm  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 02/01/2017  
 Sale Price 28,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 0  
 FLOOD MAP & 8C SHORELAND ZONE 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	11,000.00	11,000	100%		11,000
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
29.93	Acres-Woodland	450.00	13,469	100%		13,469
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 39.93						Land Total 39,069

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,800 Sqft	Grade C 110	Base	139,964
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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
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
2018	0	Modern	Modern	Average	Typical	142,934
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None						
<b>Economic Obsolescence</b>			<b>Phys. %</b>		<b>Func. % Econ. %</b>	
None			94%		100% 100%	
134,358						

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2018	1200	C 110	24,348	Ava.	94%	60%	100%	13,732
Concrete slab	2018	1200	C 100	4,200	Ava.	94%	100%	100%	3,948
Wood Deck	2018	390	C 100	2,340	Ava.	94%	100%	100%	2,200
Open Frame Porch	2018	72	C 100	1,888	Ava.	94%	100%	100%	1,775
1,800 SFLA		Field1				Outbuilding Total			21,655

**Acpt Land** 39,100 **Accepted Bldg** 156,000 **Total** 195,100