

Mapleton
 Name: LOCKE, CHRISTOPHER W.
 LOCKE, SHERYL L.

Valuation Report

08/01/2019

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Account: 1188 Card: 1 of 1

Map/Lot: 005-011-D
 Location: 354 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

Zoning/Use Residential-Farm
 Topography
 Utilities None
 Street Paved

Sale Data
 Sale Date 10/25/2005
 Sale Price 23,500
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B5154P69
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 8C 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 |
| 0.87 | Acres-Secondary 2 | 700.00 | 609 | 100% | | 609 |
| Total Acres 2.87 | | | | | | Land Total 14,469 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|-------------------|--------------|------------------|------------|---------|
| Raised Ranch | One Story | 1,680 Sqft | Grade C 100 | Base | 120,688 |
| 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 | 10 | | | | |
| Bedrooms | 3 | Add Fixtures | 0 | | |
| Baths | 2 | Half Baths | 0 | Plumbing | 2,700 |
| 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 |
|--------------------------------------------|-----------|------------------------------|---------|----------------|------------------------|---------------------|
| 2006 | 0 | Typical | Typical | Average | Typical | 123,388 |
| Functional Obsolescence | | Economic Obsolescence | | Phys. % | Func. % Econ. % | Value(Rcnld) |
| None | | None | | 88% | 100% 100% | 108,581 |
| Outbuildings/Additions/Improvements | | | | | | Value |
| Description | Year | Units | Grade | RCN | Cond | Rcnld |
| Frame Garage | 2006 | 780 | C 100 | 14,708 | Avq. | 12,943 |
| Concrete slab | 2006 | 780 | C 100 | 2,730 | Avq. | 2,402 |
| Frame Bay Window | 2006 | 8 | C 100 | 302 | Avq. | 266 |
| Wood Deck | 2007 | 300 | B 100 | 2,340 | Avq. | 2,059 |
| Wood Deck | 2017 | 128 | B 100 | 998 | Avq. | 938 |
| 1,688 SFLA | | Field1 | | | | 18,608 |

Acpt Land 14,500 **Accepted Bldg** 127,200 **Total** 141,700

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