

Mapleton
Name: PORTER, BILLIE J.

Valuation Report

08/01/2019

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Map/Lot: 005-028-008

Account: 1228 Card: 1 of 1

Location: 601 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule
Zoning/Use Residential-Farm
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/08/2006
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

1
Reference 1 B4292 P121
Reference 2 B4693P299 B4934P209
Tran/Land/Bldg 1 1 1
FLOOD MAP & 0 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
2.00	Acres-Secondary 2	700.00	1,400	100%		1,400
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 22,760

Dwelling Description

Replacement Cost New

Conventional	Two Story	952 Sqft	Grade A 110	Base	195,650
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	9				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,702
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	Modern	Modern	Average	Typical	204,352
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	179,830	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	2006	310	A 110	53,154	Avq.	88%	100%	100%	46,776
Frame Garage	2006	896	A 110	27,008	Avq.	88%	100%	100%	23,767
Unfinished Attic	2006	448	A 110	2,527	Avq.	88%	100%	100%	2,224
Open Frame Porch	2006	291	A 110	6,691	Avq.	88%	100%	100%	5,888
Concrete slab	2006	896	C 100	3,136	Avq.	88%	100%	100%	2,760
2,446 SFLA		Field1				Outbuilding Total			81,415

Acpt Land 22,800 **Accepted Bldg** 261,200 **Total** 284,000

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