

Mapleton
 Name: CLARK, RUSSELL
 CLARK, LORETTA

Valuation Report

08/01/2019

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Account: 400 Card: 1 of 1

Map/Lot: 005-010-C
 Location: 408 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

Sale Data
 Sale Date 07/29/1988
 Sale Price 10,000
 Sale Type Land Only
 Financing
 Verified
 Validity

Reference 1 B2109P65
 Reference 2 B3004P039
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 5A 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
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 21,360

Dwelling Description

Replacement Cost New

Split Level	One Story	1,624 Sqft	Grade B 100	Base	152,920
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	0				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,510
Attic	Full Finished			Attic	32,121
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	188,551
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	147,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1988	24	B 100	1,178	Avq.	78%	100%	100%	919
Open Frame Porch	1988	44	B 100	2,077	Avq.	78%	100%	100%	1,620
1SFr Overhang	1988	23	B 100	1,128	Avq.	78%	100%	100%	880
Wood Deck	1991	339	B 100	2,644	Avq.	78%	100%	100%	2,062
Frame Garage	1990	896	C 100	16,760	Avq.	79%	90%	100%	11,916
1,671 SFLA		Field1							17,397

Acpt Land 21,400 **Accepted Bldg** 164,500 **Total** 185,900