

Mapleton  
 Name: CHAPMAN, RICKY J.  
 CHAPMAN, KAREN L.

**Valuation Report**

08/01/2019  
 Page 1  
 005-010-002  
 382 GRIFFIN RIDGE RD

Account: 402 Card: 1 of 1

Map/Lot:  
 Location:

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

**Sale Data**  
 Sale Date 04/30/2015  
 Sale Price 155,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 0 0  
 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	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.00			Land Total			19,860

**Dwelling Description**

**Replacement Cost New**

Other	One Story	912 Sqft	Grade C 100	Base	78,755
Exterior	Composition	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	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,840
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Good	Typical	93,595
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100% 100%	79,556

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	316	D 110	1,669	Good	85%	100%	100%	1,419
Frame Garage	1978	720	C 100	13,648	Ava.	72%	100%	100%	9,827
One Story Frame	2004	304	B 100	24,697	Ava.	95%	100%	100%	23,462
Concrete slab	1978	720	C 100	2,520	Ava.	72%	100%	100%	1,814
Frame Shed	2012	120	C 100	1,920	Ava.	91%	100%	100%	1,747
1,216 SFLA		Field1				Percent Good			38,269

**Acpt Land** 19,900 **Accepted Bldg** 117,800 **Total** 137,700

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