

Mapleton  
 Name: WINSLOW, VICTOR A.  
 WINSLOW, GLORIA J.

**Valuation Report**

08/01/2019

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Account: 415 Card: 1 of 1

Map/Lot: 005-016  
 Location: 235 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

1  
 Reference 1 B2112P246&248  
 Reference 2 B3265P115 B3580P313  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 9C 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
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
9.20	Acres-Tilliable 2	695.25	6,396	100%		6,396
37.69	Acres-Woodland	450.00	16,961	100%		16,961
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 56.89						Land Total 50,317

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	768 Sqft	Grade D 100	Base		73,729
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-5,069
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	.....			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			68,660
1907	0	Typical	Typical	Fair				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)			
None	None	55%	100%	100%	37,763			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1987	192	B 100	1,498	Fair	55%	100%	100%	824
Open Frame Porch	1907	64	D 100	1,445	Fair	55%	100%	100%	795
Barn	1907	3200	B 100	58,240	Poor	25%	25%	100%	3,640
Frame Shed	1907	1020	D 100	13,056	Poor	25%	25%	100%	816
Frame Garage	1907	240	D 100	4,130	Poor	25%	25%	100%	258
Frame Shed	1907	1040	D 110	14,643	Poor	20%	25%	100%	732
Frame Shed	1907			----- S O U N D V A L U E -----					300
One Story Frame	2004	600	D 100	28,128	Avq.	95%	60%	100%	16,033
1,752 SFLA		Field1							Outbuilding Total 23,398

**Acpt Land** 50,300 **Accepted Bldg** 61,200 **Total** 111,500

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