

Mapleton
 Name: KINNEY, KEVIN D.
 KINNEY, LERAE

Valuation Report

08/01/2019

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Account: 416 Card: 1 of 2

Map/Lot: 005-016-A
 Location: 207 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

Reference 1
 Reference 2 B4138P226 b4869p212
 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
1.40	Acres-Secondary 2	700.00	980	100%		980
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.40						Land Total 22,340

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,620 Sqft	Grade B 110	Base		167,899
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-12,741
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,435
Attic	Full Finished			Attic		35,254
FirePlaces	1			Fireplace		7,865
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value
1972	1992	Modern	Typical	Excellent	Phy	Func	Econ	Rcnld
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)
None		None		89%	100%	100%		182,194

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	48	D 110	1,443	Exc.	89%	100%	100%	1,284
One Story Frame	1993	279	B 110	25,215	Exc.	89%	100%	100%	22,441
One Story Frame	1993	540	B 110	45,594	Exc.	89%	100%	100%	40,579
Unfin Basement	1993	540	B 110	6,523	Exc.	89%	100%	100%	5,805
Fin Garage	1972	1092	B 100	30,433	Exc.	89%	100%	100%	27,085
Frame Shed	1972	264	C 100	4,224	Avq.	69%	75%	100%	2,186
Barn	1972	240	C 100	3,360	Avq.	69%	75%	100%	1,738
Swimming Pool	1990	800	C 100	16,000	Avq.	79%	50%	100%	6,320
Patio	1990	1000	C 100	3,500	Avq.	79%	50%	100%	1,382
Wood Deck	1990	704	B 100	5,491	Avq.	79%	50%	100%	2,169
2,439 SFLA		Field1							Outbuilding Total 110,989

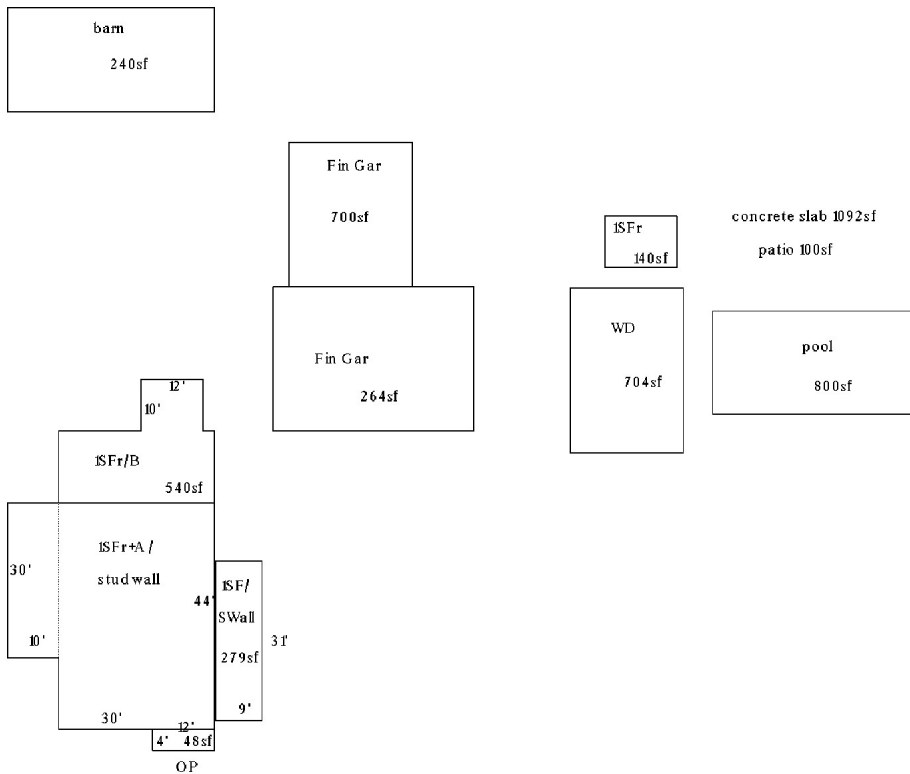
Acpt Land 22,300 **Accepted Bldg** 293,200 **Total** 315,500

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Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Concrete slab	1993	1092	C 100	3,822	Avg.	80%	100%	100%	3,058
Fin Garage	2008	700	B 100	20,199	Avg.	89%	100%	100%	17,977
Concrete slab	2008	700	C 100	2,450	Avg.	89%	100%	100%	2,180
One Story Frame	1990	140	C 100	10,044	Avg-	66%	50%	100%	3,314
2,579 SFLA		Field1				Outbuilding Total			26,529
Acpt Land		0	Accepted Bldg		26,500	Total			26,500

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	22,300	293,200	315,500	22,300	293,200	315,500
2	0	26,500	26,500	0	26,500	26,500
TOTAL	22,300	319,700	342,000	22,300	319,700	342,000