

Mapleton
 Name: DIAMOND W FARMS, LLC.

Valuation Report

08/01/2019

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Map/Lot: 005-021 & 024-1
 Location: 254 CREASEY RIDGE RD

Account: 429 Card: 1 of 2

Neighborhood 5 11000 schedule

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

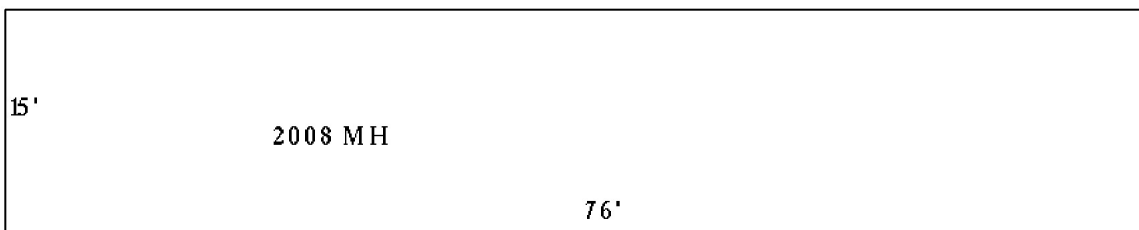
Reference 1 B4645P238
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 9C SHORELAND ZONE 0
 Exemption(s) Land Schedule 5

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	
27.20	Acres-Unclassified Acreage	375.00	10,200	100%		10,200	
26.00	Acres-Tillable 2	695.25	18,077	100%		18,077	
87.00	Acres-Woodland	450.00	39,150	100%		39,150	
Total Acres 150.20						Land Total	86,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Barn	0	1596	D 100	17,875	Poor	35%	25%	100%	1,564
Frame Shed	0	304	E 100	1,435	Poor	25%	25%	100%	90
Frame Shed	0	704	E 100	3,323	Poor	25%	25%	100%	208
Frame Shed	0	360	E 100	1,699	Poor	40%	75%	100%	510
14Mobile Home	2008	15X76	C 100	26,213	Avg.	65%	100%	100%	16,973
Concrete slab	2008	1140	C 100	3,990	Avg.	89%	100%	100%	3,551
Frame Shed	2009	224	C 100	3,584	Avg.	89%	100%	100%	3,190
1,140 SFLA		Field1				Outbuilding Total			26,086
Acpt Land		86,900	Accepted Bldg		26,100	Total			113,000



Account: 429 Card: 2 of 2

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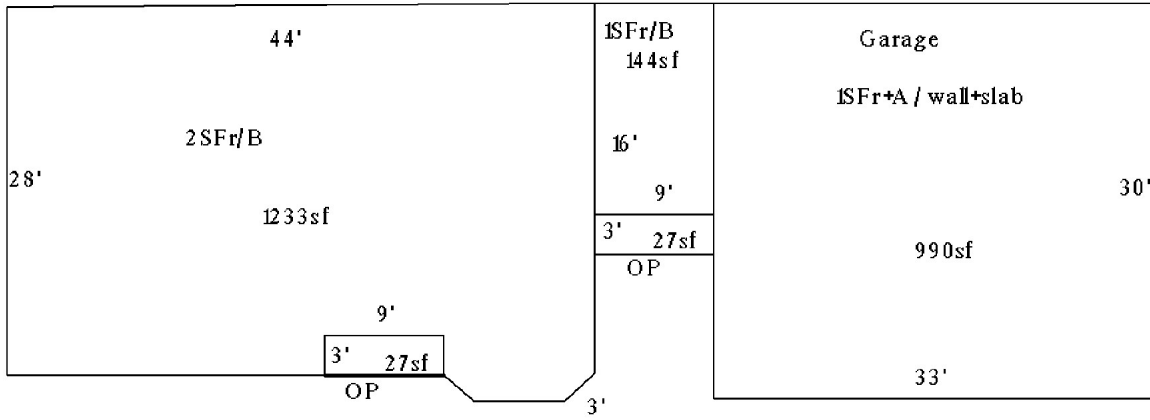
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Reference 1 B4645P238
Reference 2 B4649P332
Tran/Land/Bldg 1 0 0
FLOOD MAP & 9C SHORELAND ZONE 0
Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,233 Sqft	Grade B 110	Base	206,525
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	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,435
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout			Total
Built	Renovated	Kitchens	Baths	Condition		Typical			212,960
2014	0	Modern	Modern	Average					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	195,923		
Outbuildings/Additions/Improvements						Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2014	27	B 110	2,036	Avq.	92%	100%	100%	1,873
Open Frame Porch	2014	27	B 110	2,036	Avq.	92%	100%	100%	1,873
One Story Frame	2014	144	B 110	14,675	Avq.	92%	100%	100%	13,501
Unfin Basement	2014	144	B 110	2,242	Avq.	92%	100%	100%	2,063
Frame Garage	2014	990	B 110	26,344	Avq.	92%	100%	100%	24,236
Unfinished Attic	2014	990	B 110	4,957	Avq.	92%	100%	100%	4,560
Concrete slab	2014	990	C 100	3,466	Avq.	92%	100%	100%	3,189
2,610 SFLA		Field1					Outbuilding Total		51,295
Acpt Land		0		Accepted Bldg		247,200		Total	247,200



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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	86,900	26,100	113,000	86,900	26,100	113,000
2	0	247,200	247,200	0	247,200	247,200
TOTAL	86,900	273,300	360,200	86,900	273,300	360,200