

Mapleton
 Name: GUIGGEY, MITCHELL A.
 GUIGGEY, WANDA F.

Valuation Report

08/01/2019

Page 1

Account: 439 Card: 1 of 1

Map/Lot: 005-023-F
 Location: 479 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

1
 Reference 1 B1919P251
 Reference 2 B2896P221 B4546P178
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 5C 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
0.26	Acres-Secondary 2	700.00	182	100%		182
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.26			Land Total			21,542

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	81,376
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Good	Typical	81,376
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	70,797	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	120	C 100	2,384	Good	87%	100%	100%	2,074
One Story Frame	1991	168	C 100	11,572	Good	87%	100%	100%	10,068
Wood Deck	1989	240	D 110	1,267	Good	87%	100%	100%	1,102
Frame Garage	1991	768	C 100	14,496	Avq.	79%	100%	100%	11,452
1,128 SFLA		Field1							24,696

Acpt Land 21,500 **Accepted Bldg** 95,500 **Total** 117,000

Mapleton

Valuation Report

08/01/2019

Name: GIGGEY, MITCHELL A.

Page 2

GIGGEY, WANDA F.

Map/Lot:

005-023-F

Account: 439

Location:

479 GRIFFIN RIDGE RD

