

Mapleton
 Name: BERNIER, ANGELA H.
 BERNIER, DAVID A.

Valuation Report

08/01/2019

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Account: 450 Card: 1 of 1

Map/Lot: 005-028-005
 Location: 519 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

Reference 1
 Reference 2 B5224P341
 Tran/Land/Bldg 1 1 2
 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
1.15	Acres-Secondary 2	700.00	805	100%		805
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.15						Land Total 22,165

Dwelling Description

Replacement Cost New

Conventional	One Story	2,610 Sqft	Grade B 110	Base	253,061
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-15,452
Fin. Basement Area	631 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,203
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,009
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
2007	0	Modern	Modern	Average	Typical	254,821
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		88%	100%	224,242

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1991	896	C 100	16,760	Avq-	67%	100%	100%	11,229
Encl Frame Porch	2007	80	C 100	3,902	Avq.	88%	100%	100%	3,434
Canopy	2007	116	B 100	1,508	Avq.	88%	100%	100%	1,327
Canopy	2007	280	C 100	2,800	Avq.	88%	100%	100%	2,464
Frame Garage	2007	1024	C 100	19,022	Avq.	88%	100%	100%	16,739
Concrete slab	2007	2428	C 100	8,498	Avq.	88%	100%	100%	7,478
Concrete Basement	2007	1264	C 100	7,584	Avq.	88%	100%	100%	6,674
2,610 SFLA		Field1							
						Outbuilding Total			49,345

Acpt Land 22,200 **Accepted Bldg** 273,600 **Total** 295,800

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