

**Valuation Report**

Account: 448 Card: 1 of 1

Location: 557 GRIFFIN RIDGE RD

Neighborhood 5 11000 schedule

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

**Sale Data**  
Sale Date 07/01/2019  
Sale Price 142,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1 B5908P79  
Reference 2

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
0.85	Acres-Secondary 1	1,500.00	1,275	100%		1,275
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.85						Land Total 21,135

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	90,031
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,100
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,890
Attic	1/4 Finished			Attic	4,356
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	20%			Unfinished	-4,805

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	2006	Typical	Typical	Average	Typical	93,572
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	72,986	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	312	C 100	1,872	Avq.	87%	100%	100%	1,629
Open Frame Porch	2006	294	C 100	4,184	Avq.	87%	100%	100%	3,640
Frame Shed	1994	140	D 100	1,792	Avq-	68%	100%	100%	1,219
Frame Shed	1991	182	C 100	2,912	Avq.	78%	100%	100%	2,271
Fin Garage	1994	1024	B 120	34,388	Avq.	80%	100%	100%	27,510
Frame Shed	1994	128	C 100	2,048	Avq.	80%	75%	100%	1,228
Frame Shed	1994	168	C 100	2,688	Avq.	80%	100%	100%	2,150
Canopy	2012	484	C 100	4,840	Avq.	90%	100%	100%	4,356
Canopy	2014	280	C 100	2,800	Avq.	91%	100%	100%	2,548
832 SFLA		Field1							46,551

**Acpt Land**

21,100

**Accepted Bldg**

119,500

**Total**

140,600

