

Mapleton  
 Name: HOFFSES, RICHARD A.  
 HOFFSES, BELINDA J.

**Valuation Report**

08/01/2019

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Account: 116 Card: 1 of 1

Map/Lot:  
 Location:

001-045-014  
 46 WONDERVIEW DR

Neighborhood 5 11000 schedule

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

Reference 1 B1609P347 B2551P49  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 11C 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
3.90	Acres-Secondary 2	700.00	2,730	100%		2,730
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.90						Land Total 24,090

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	768 Sqft	Grade C 100	Base		99,250
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% Not Heated	Cooling	0% None	Heat		-7,392
Rooms	6					
Bedrooms	3	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					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value
1982	0	Typical	Typical	Average	Phy	Func	Econ	Rcnld
Functional Obsolescence	None	Economic Obsolescence	None	Phys. %	74%	100%	100%	67,975

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	320	C 100	4,452	Avq.	74%	100%	100%	3,294
Encl Frame Porch	1982	48	C 100	3,240	Avq.	74%	100%	100%	2,398
Frame Garage	1982	528	C 100	10,254	Avq.	74%	100%	100%	7,588
Open Frame Porch	1982	117	C 100	2,354	Avq.	74%	100%	100%	1,742
Unfinished Attic	1982	528	C 100	1,848	Avq.	74%	100%	100%	1,368
Frame Shed	2013	560	D 100	7,168	Avq.	92%	75%	100%	4,946
Concrete slab	1982	528	C 100	1,848	Avq.	74%	100%	100%	1,368
1,344 SFLA		Field1							
Outbuilding Total									22,704

**Acpt Land** 24,100 **Accepted Bldg** 90,700 **Total** 114,800

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