

Mapleton  
 Name: BRAGDON, RYAN  
 BRAGDON, RENEE

**Valuation Report**

08/01/2019  
 Page 1

Account: 1161 Card: 1 of 1

Map/Lot: 001-045-019  
 Location: 10 WONDERVIEW DR

Neighborhood 5 11000 schedule

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

| Sale Data  |                  |
|------------|------------------|
| Sale Date  | 12/12/2007       |
| Sale Price | 22,000           |
| Sale Type  | Land Only        |
| Financing  | Unknown          |
| Verified   | Public Record    |
| Validity   | Arms Length Sale |

Reference 1  
 Reference 2 B4763P101 B4938P88  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 8C 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-Unimproved Lot | 12,360.00  | 12,360 | 100% |           | 12,360            |
| 1.00             | Acres-Secondary 1    | 1,500.00   | 1,500  | 100% |           | 1,500             |
| 1.43             | Acres-Secondary 2    | 700.00     | 1,001  | 100% |           | 1,001             |
| 1.00             | # -Lot Improvements  | 7,500.00   | 7,500  | 100% |           | 7,500             |
| Total Acres 3.43 |                      |            |        |      |           | Land Total 22,361 |

**Dwelling Description**

**Replacement Cost New**

|                    |                   |              |                  |            |         |
|--------------------|-------------------|--------------|------------------|------------|---------|
| Conventional       | One Story         | 1,305 Sqft   | Grade B 100      | Base       | 130,277 |
| 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              | 3                 |              |                  |            |         |
| Bedrooms           | 3                 | Add Fixtures | 1                |            |         |
| Baths              | 2                 | Half Baths   | 0                | Plumbing   | 4,680   |
| Attic              | None              |              |                  | Attic      | 0       |
| FirePlaces         | 0                 |              |                  | Fireplace  | 0       |
| Insulation         | Heavy             |              |                  | Insulation | 0       |
| Unfin. Living Area | 5%                |              |                  | Unfinished | -1,866  |

**Dwelling Condition**

| Built                   | Renovated             | Kitchens | Baths   | Condition | Layout       | Total   |
|-------------------------|-----------------------|----------|---------|-----------|--------------|---------|
| 2009                    | 0                     | Modern   | Modern  | Average   | Typical      | 133,091 |
| Functional Obsolescence | Economic Obsolescence | Phys. %  | Func. % | Econ. %   | Value(Rcnld) |         |
| None                    | None                  | 89%      | 100%    | 100%      | 118,451      |         |

**Outbuildings/Additions/Improvements**

| Description      | Year | Units  | Grade | RCN    | Cond | Phy | Func | Econ | Value Rcnld              |
|------------------|------|--------|-------|--------|------|-----|------|------|--------------------------|
| Living Sp/Over   | 2009 | 580    | B 100 | 16,211 | Avq. | 89% | 100% | 100% | 14,428                   |
| Open Frame Porch | 2009 | 568    | C 100 | 7,018  | Avq. | 89% | 100% | 100% | 6,246                    |
| Frame Garage     | 2010 | 480    | C 100 | 9,404  | Avq. | 90% | 100% | 100% | 8,464                    |
| Open Frame Porch | 2010 | 32     | C 100 | 1,474  | Avq. | 90% | 100% | 100% | 1,327                    |
| Frame Shed       | 2011 | 288    | C 100 | 4,608  | Avq. | 91% | 100% | 100% | 4,193                    |
| One Story Frame  | 2017 | 156    | C 100 | 10,918 | Avq. | 94% | 100% | 100% | 10,263                   |
| 2S Frame Garage  | 2017 | 1120   | C 100 | 31,080 | Avq. | 94% | 50%  | 100% | 14,608                   |
| Concrete slab    | 2017 | 1276   | C 100 | 4,466  | Avq. | 94% | 100% | 100% | 4,198                    |
| 1,396 SFLA       |      | Field1 |       |        |      |     |      |      | Outbuilding Total 63,727 |

|                  |        |                      |         |              |         |
|------------------|--------|----------------------|---------|--------------|---------|
| <b>Acpt Land</b> | 22,400 | <b>Accepted Bldg</b> | 182,200 | <b>Total</b> | 204,600 |
|------------------|--------|----------------------|---------|--------------|---------|

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