

Mapleton
 Name: MADORE, RONALD R.
 MADORE, CLAUDIA C.

Valuation Report

08/01/2019

Page 1

Account: 122 Card: 1 of 1

Map/Lot: 001-049
 Location: 81 PELKEY RD

Neighborhood 5 11000 schedule

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

Reference 1
 Reference 2 B3127P001 B4836P94
 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-Homesite	12,360.00	12,360	100%		12,360
0.50	Acres-Secondary 1	1,500.00	750	100%		750
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.50			Land Total			20,610

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 110	Base	112,735
Exterior	Brick	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	882 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,906
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,960
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Typical	Typical	Average	Typical	137,651
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	89,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1966	494	C 110	10,618	Avq.	65%	100%	100%	6,902
Frame Shed	1966	192	C 90	2,764	Avq-	46%	100%	100%	1,271
Wood Deck	2010	64	C 100	384	Avq.	90%	100%	100%	346
1,176 SFLA		Field1				Outbuilding Total			8,519

Acpt Land 20,600 **Accepted Bldg** 98,000 **Total** 118,600

Mapleton
Name: MADORE, RONALD R.
MADORE, CLAUDIA C.
Account: 122

Valuation Report

Map/Lot:
Location:

08/01/2019
Page 2
001-049
81 PELKEY RD

