

Mapleton
Name: WILCOX, GLORIA J.

Valuation Report

08/01/2019

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Map/Lot:

001-038-002

Account: 1226 Card: 1 of 1

Location:

90 PELKEY RD

Neighborhood 5 11000 schedule

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

Sale Data
Sale Date 02/11/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 1
Reference 2 B4546P47

Tran/Land/Bldg 1 1 1
FLOOD MAP & 0 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
4.75	Acres-Secondary 2	700.00	3,325	100%		3,325
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 6.75						Land Total 24,685

Dwelling Description

Replacement Cost New

Conventional	One Story	1,922 Sqft	Grade A 105	Base	205,974
Exterior	Vinyl/Aluminum	Masonry Trim	140Sqft	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	1618 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,344
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,922
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,460
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	248,700
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	218,856	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fin Garage	2006	1120	A 105	36,875	Avq.	88%	100%	100%	32,450
Wood Deck	2006	858	A 105	7,919	Avq.	88%	100%	100%	6,969
Wood Deck	2006	30	B 100	234	Avq.	88%	100%	100%	206
Open Frame Porch	2006	80	A 105	3,033	Avq.	88%	100%	100%	2,669
Concrete Basement	2006	1120	C 100	6,720	Avq.	88%	100%	100%	5,914
1,922 SFLA		Field1							48,208

Acpt Land

24,700

Accepted Bldg

267,100

Total

291,800

