

Mapleton
 Name: FOWLER, RICHARD E.
 FOWLER, THERESA M.

Valuation Report

08/01/2019

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Account: 1227 Card: 1 of 1

Map/Lot: 001-045-020
 Location: 47 WONDERVIEW DR

Neighborhood 5 11000 schedule

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

Sale Data	
Sale Date	05/19/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4281P50
 Reference 2 B4295P166
 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
0.90	Acres-Secondary 1	1,500.00	1,350	100%		1,350
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.90						Land Total 21,210

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 110	Base	126,030
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	608 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,904
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
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	136,904			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	120,476				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	754	C 110	15,673	Avq.	88%	100%	100%	13,792
Concrete Basement	2006	754	C 100	4,524	Avq.	88%	100%	100%	3,981
Wood Deck	2012	136	C 100	816	Avq.	91%	100%	100%	743
Wood Deck	2012	160	C 100	960	Avq.	91%	100%	100%	874
Wood Deck	2012	90	C 100	540	Avq.	91%	100%	100%	491
1,568 SFLA		Field1				Outbuilding Total			19,881
Acpt Land		21,200		Accepted Bldg		140,400		Total	161,600

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