

Mapleton  
 Name: CLARK, THOMAS H.  
 CLARK, HEIDI A.

**Valuation Report**

08/01/2019

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Account: 319 Card: 1 of 1

Map/Lot: 004-001  
 Location: 109 HUGHES RD

Neighborhood 1 8,000 schedule  
 Zoning/Use Residential-Farm  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/04/2007  
 Sale Price 25,750  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B4488 P135  
 Reference 2 B4488 P137 B4740P125  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 7C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 1.00						Land Total	15,900

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	300 Sqft	Grade D 100	Base	47,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	.....			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	47,154			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	100%	100%	30,650		
<b>Outbuildings/Additions/Improvements</b>							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1900	150	D 100	8,472	Avq+	65%	100%	100%	5,507
Unfin Basement	1900	150	D 100	1,291	Avq+	65%	100%	100%	839
2S Frame Garage	1986	768	C 100	21,746	Avq.	76%	100%	100%	16,527
Frame Shed	1986	112	E 100	529	Avq.	76%	100%	100%	402
Patio	1986	144	C 100	504	Avq.	76%	100%	100%	383
600 SFLA		Field1							
<b>Outbuilding Total</b>									23,658

**Acpt Land** 15,900 **Accepted Bldg** 54,300 **Total** 70,200

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