

Mapleton  
 Name: MASTRO, TRAVIS J.  
 MASTRO, TANYA L.

**Valuation Report**

08/01/2019

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Account: 332 Card: 1 of 1

Map/Lot:  
 Location:

004-010-B  
 143 HUGHES RD

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

**Sale Data**  
 Sale Date 12/01/2015  
 Sale Price 263,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 0 0  
 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	Acres-Secondary 1	1,500.00	1,500	100%		1,500
5.92	Acres-Secondary 2	700.00	4,144	100%		4,144
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 7.92						21,544

Dwelling Description				Replacement Cost New		
Contemporary	One Story	1,682 Sqft	Grade A 100	Base		176,968
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	1300 Sqft, Grade C	Basement Gar	None	Fin Bsmt		16,900
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,593
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	200,461
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						164,378

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1995	100	A 100	3,191	Avg.	82%	100%	100%	2,617
Unfin Basement	1995	100	A 100	1,811	Avg.	82%	100%	100%	1,485
Encl Frame Porch	1995	196	A 100	9,232	Avg.	82%	100%	100%	7,570
Wood Deck	1995	425	B 100	3,315	Avg.	82%	100%	100%	2,718
Frame Garage	1995	1056	A 100	28,696	Avg.	82%	100%	100%	23,531
Frame Garage	2001	1200	B 100	28,774	Avg.	85%	75%	100%	18,344
1,682 SFLA Field1									56,265
<b>Outbuilding Total</b>									<b>56,265</b>

**Acpt Land** 21,500 **Accepted Bldg** 220,600 **Total** 242,100

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