

Name: PYLES, JENNIFER L.

CHURCHILL, RICHARD J.

Map/Lot:

001-015

Account: 56 Card: 1 of 1

Location:

58 HUGHES RD

Neighborhood 1 8,000 schedule

Zoning/Use Residential
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 08/09/2012
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2 B2552P253 B5087P308
 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
0.88	Acres-Homesite (Fract)	8,400.00	7,880	100%		7,880
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.88			Land Total			15,380

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 100	Base	87,928
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	270 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,089
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	900
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
1960	0	Typical	Typical	Good	Typical	91,917
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	73,534	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1996	240	C 100	3,626	Good	80%	100%	100%	2,901	
Frame Garage	1996	768	C 100	14,496	Avq.	82%	100%	100%	11,887	
Frame Shed	1960								100	
----- S O U N D V A L U E -----									100	
1,080 SFLA		Field1							Outbuilding Total	14,888

Accpt Land 15,400 **Accepted Bldg** 88,400 **Total** 103,800

Mapleton

Valuation Report

08/01/2019

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Page 2

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