

Mapleton
 Name: RUSSELL, CYNTHIA ANN
 RUSSELL, ABEL

Valuation Report

08/01/2019

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Account: 57 Card: 1 of 1

Map/Lot: 001-015-B
 Location: 74 HUGHES RD

Neighborhood 1 8,000 schedule

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

Sale Data	
Sale Date	06/09/2017
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5030P101
 Reference 2 B2826P172&177 B3000P308 B5030P105
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 7C SHORELAND ZONE 0
 Exemption(s) 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
3.16	Acres-Secondary 2	700.00	2,212	100%		2,212
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.16			Land Total			19,612

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 110	Base	138,595
Exterior	Wood Siding	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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1987	0	Typical	Typical	Average	Typical	147,615				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	77%	100%	100%	113,664					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1987	128	C 110	2,714	Avq.	77%	100%	100%	2,090	
One Story Frame	1987	352	C 110	23,782	Avq.	77%	100%	100%	18,312	
Finished Attic	1987	352	C 110	4,260	Avq.	77%	100%	100%	3,280	
Unfin Basement	1987	352	C 110	3,456	Avq.	77%	100%	100%	2,661	
Frame Garage	1987	1800	C 105	34,380	Avq.	77%	100%	100%	26,473	
Frame Shed	1987	315	D 100	4,032	Avq.	77%	75%	100%	2,329	
2,544 SFLA		Field1				Outbuilding Total			55,145	
Accpt Land		19,600		Accepted Bldg		168,800		Total		188,400

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