

Mapleton  
 Name: WHITTAKER, KIMBERLY A.  
 WHITTAKER, JOHN D.

**Valuation Report**

08/01/2019

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Account: 62 Card: 1 of 1

Map/Lot: 001-016-004 & 005  
 Location: 59 HUGHES RD

Neighborhood 1 8,000 schedule

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

Sale Data	
Sale Date	08/22/2008
Sale Price	127,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 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
0.80	Acres-Secondary 1	1,500.00	1,200	100%		1,200
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.80						Land Total 17,100

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,240 Sqft	Grade C 105	Base	101,497
Exterior	Composition	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,835
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,775
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Above Average	Typical	110,107
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	79%	100%	100%	86,985	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1976	80	C 105	2,070	Avg+	79%	100%	100%	1,635
Wood Deck	1976	100	C 110	660	Avg+	79%	100%	100%	521
Frame Garage	1976	660	C 100	12,586	Avg+	79%	100%	100%	9,943
1,240 SFLA		Field1							
<b>Outbuilding Total</b>									<b>12,099</b>
<b>Acpt Land</b>		17,100		<b>Accepted Bldg</b>		99,100		<b>Total</b>	116,200

