

Mapleton
Name: WOOD, DALE M.

Valuation Report

08/01/2019

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Map/Lot: 001-016-007

Account: 64 Card: 1 of 1

Location: 43 HUGHES RD

Neighborhood 1 8,000 schedule

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

Sale Data
Sale Date 02/09/2005
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 B4130P125 B4130P139
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 |
|------------------|------------------------|------------|-------|------|-----------|-------------------|
| 0.90 | Acres-Homesite (Fract) | 8,400.00 | 7,969 | 100% | | 7,969 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 0.90 | | | | | | Land Total 15,469 |

Dwelling Description

Replacement Cost New

| | | | | | |
|--------------------|-------------------|--------------|------------------|------------|---------|
| Ranch | One Story | 1,400 Sqft | Grade C 100 | Base | 105,400 |
| 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 | 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 | 2,700 |
| Attic | None | | | Attic | 0 |
| FirePlaces | 0 | | | Fireplace | 0 |
| Insulation | Field14 | | | Insulation | 0 |
| Unfin. Living Area | NONE | | | Unfinished | 0 |

Dwelling Condition

| Built | Renovated | Kitchens | Baths | Condition | Layout | Total |
|-------------------------|-----------------------|----------|---------|-----------|--------------|---------|
| 2005 | 0 | Modern | Modern | Average | Typical | 108,100 |
| Functional Obsolescence | Economic Obsolescence | Phys. % | Func. % | Econ. % | Value(Rcnld) | |
| None | None | 87% | 100% | 100% | 94,047 | |

Outbuildings/Additions/Improvements

| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
|----------------|------|--------|-------|--------|------|--------------|------|------|-------------|
| Fin Garage | 2005 | 676 | C 100 | 15,056 | Avq. | 87% | 100% | 100% | 13,099 |
| Basement Entry | 2005 | 30 | C 100 | 2,868 | Avq. | 87% | 100% | 100% | 2,495 |
| Concrete slab | 2005 | 676 | C 100 | 2,366 | Avq. | 87% | 100% | 100% | 2,058 |
| Wood Deck | 2009 | 350 | C 100 | 2,100 | Avq. | 89% | 100% | 100% | 1,869 |
| Frame Shed | 2009 | 400 | C 100 | 6,400 | Avq. | 89% | 100% | 100% | 5,696 |
| Concrete slab | 2009 | 400 | C 100 | 1,400 | Avq. | 89% | 100% | 100% | 1,246 |
| 1,400 SFLA | | Field1 | | | | Percent Good | | | 26,463 |

Acpt Land 15,500 **Accepted Bldg** 120,500 **Total** 136,000

Account: 64

Map/Lot:
Location:

