

Mapleton
 Name: JANDREAU, STANLEY
 JANDREAU, SHARON

Valuation Report

08/01/2019

Page 1

Account: 1156 Card: 1 of 1

Map/Lot: 008-029-M
 Location: 80 MOOSE RIDGE RD

Neighborhood 10 19,000 schedule

Zoning/Use Residential-Farm
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/03/2017
 Sale Price 158,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B3438P267 B3515P001 B4572P30
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 6C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	19,570.00	19,570	100%		19,570
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.00					Land Total	28,570

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 110	Base	106,811
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	936 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,168
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
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
2003	0	Modern	Modern	Average	Typical	121,949
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	104,876

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fin Garage	2003	780	C 110	18,858	Avq.	86%	100%	100%	16,218
Wood Deck	2003	144	C 110	950	Avq.	86%	100%	100%	817
Canopy	2006	140	C 110	1,540	Avq.	86%	100%	100%	1,324
Wood Deck	2006	440	C 110	2,904	Avq.	86%	100%	100%	2,497
One Story Frame	2006	160	C 110	12,250	Avq.	86%	100%	100%	10,535
Swimming Pool	2006	308	B 100	8,008	Avq.	88%	100%	100%	7,047
Patio	2006	412	C 100	1,442	Avq.	88%	100%	100%	1,269
Concrete slab	2006	160	C 100	560	Avq.	88%	100%	100%	493
Frame Shed	2006	96	C 100	1,536	Avq.	88%	100%	100%	1,352
Frame Shed	2006	160	C 100	2,560	Avq.	88%	100%	100%	2,253
1,408 SFLA		Field1							43,805

Acpt Land 28,600 **Accepted Bldg** 148,700 **Total** 177,300

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