

Mapleton
 Name: MORGAN, STEPHEN H.
 MORGAN, DEBORAH L.

Valuation Report

08/01/2019

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Account: 1198 Card: 1 of 1

Map/Lot: 008-029-U
 Location: 95 MOOSE RIDGE RD

Neighborhood 10 19,000 schedule

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

Sale Data
 Sale Date 08/20/2015
 Sale Price 275,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4224P183
 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
0.16	Acres-Secondary 2	700.00	112	100%		112
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.16						Land Total 28,682

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,120 Sqft	Grade B 110	Base	193,290
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	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,722
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
2004	0	Modern	Modern	Average	Typical	201,012
Functional Obsolescence						Value(Rcnld)
None		None		100%	100%	201,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2004	140	B 110	14,362	Avq.	87%	100%	100%	12,495
Frame Garage	2004	1084	B 100	26,109	Avq-	78%	100%	100%	20,365
Concrete slab	2004	1224	C 100	4,284	Avq.	87%	100%	100%	3,727
Open Frame Porch	2004	200	B 100	4,176	Avq.	87%	100%	100%	3,633
Wood Deck	2008	364	C 100	2,184	Avq.	89%	100%	100%	1,944
2,380 SFLA		Field1							
Outbuilding Total									42,164

Acpt Land 28,700 **Accepted Bldg** 243,200 **Total** 271,900

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