

Mapleton
 Name: WOOD, TIMOTHY
 WOOD, KELLIE

Valuation Report

08/01/2019

Page 1

Account: 1263 Card: 1 of 1

Map/Lot:
 Location:

008-029-V
 5 FOX RUN RD

Neighborhood 10 19,000 schedule

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

Sale Data
 Sale Date 12/02/2016
 Sale Price 285,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4238P178
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 0 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	Acres-Secondary 2	700.00	700	100%		700
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 29,270

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,080 Sqft	Grade B 110	Base	188,606
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	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,435
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Average	Typical	195,041
Functional Obsolescence						Value(Rcnld)
None		None		87%	100%	169,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Story Frame	2005	150	B 110	15,144	Avq.	87%	100%	100%	13,175
Open Frame Porch	2005	150	B 110	3,856	Avq.	87%	100%	100%	3,355
Basement Entry	2005	36	B 110	4,279	Avq.	87%	100%	100%	3,723
Wood Deck	2005	36	B 110	309	Avq.	87%	100%	100%	269
Wood Deck	2005	360	B 110	3,089	Avq.	87%	100%	100%	2,687
Frame Garage	2005	762	B 110	20,578	Avq.	87%	100%	100%	17,903
2,310 SFLA		Field1				Outbuilding Total			41,112

Acpt Land 29,300 **Accepted Bldg** 210,800 **Total** 240,100

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