

Mapleton
 Name: RIDER, ADAM D.
 RIDER, ANGELA J.

Valuation Report

08/01/2019

Page 1

Account: 503 Card: 1 of 1

Map/Lot: 006-007-003
 Location: 408 CREASEY RIDGE RD

Neighborhood 1 8,000 schedule

Zoning/Use Residential-Farm
 Topography
 Utilities None
 Street Gravel

Sale Data
 Sale Date 03/01/2002
 Sale Price 17,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B3630P111 B4941P302 B5141P187
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 6C 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
41.39	Acres-Woodland	450.00	18,626	100%		18,626
Total Acres 51.39						41,626

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,624 Sqft	Grade B 110	Base	168,212
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	0	Plumbing	3,861
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	172,073
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	147,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	64	B 110	549	Avg.	86%	100%	100%	472
2S Frame Garage	2003	1024	B 110	40,803	Avg.	86%	100%	100%	35,091
Unfinished Attic	2003	1024	B 110	5,125	Avg.	86%	100%	100%	4,407
1,624 SFLA		Field1							
Outbuilding Total									39,970

Acpt Land 41,600 **Accepted Bldg** 188,000 **Total** 229,600

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