

Mapleton
 Name: DUFOUR, JOHN
 DUFOUR, DEB

Valuation Report

08/01/2019
 Page 1
 007-023-006
 354 BOONE RD

Account: 564 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11

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

1
 Reference 1 B1757P212
 Reference 2 B4225P287B4225P311
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 4C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	11,000.00	11,000	100%		11,000
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
2.80	Acres-Secondary 2	700.00	1,960	100%		1,960
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 4.80						Land Total 21,960

Dwelling Description

Replacement Cost New

Conventional	One Story	1,616 Sqft	Grade B 110	Base	167,587
Exterior	Wood Siding	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	0				
Bedrooms	0	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
1996	0	Typical	Typical	Average	Typical	171,448
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						140,587
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	224	B 100	1,747	Avq.	85%	100%	100%	1,485
Frame Garage	1999	672	B 110	18,301	Avq.	84%	100%	100%	15,373
One Story Frame	1996	336	B 110	29,667	Avq.	82%	100%	100%	24,327
Wood Deck	2001	459	B 100	3,580	Avq.	85%	100%	100%	3,043
1,952 SFLA		Field1				Outbuilding Total			44,228

Acpt Land 22,000 **Accepted Bldg** 184,800 **Total** 206,800

Mapleton
Name: DUFOUR, JOHN
DUFOUR, DEB
Account: 564

Valuation Report

Map/Lot:
Location:

08/01/2019
Page 2
007-023-006
354 BOONE RD

