

Mapleton  
 Name: SHAW, ROBERT L.  
 SHAW, PAULA B.

**Valuation Report**

08/01/2019

Page 1

Map/Lot: 008-029-G

Account: 638 Card: 1 of 1

Location: 56 MOOSE RIDGE RD

Neighborhood 10 19,000 schedule

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

**Sale Data**  
 Sale Date 10/26/2004  
 Sale Price 204,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B4043P155  
 Reference 2  
 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
0.76	Acres-Secondary 1	1,500.00	1,140	100%		1,140
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.76						Land Total 28,210

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,032 Sqft	Grade B 110	Base	182,984
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,117
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,861
Attic	1/4 Finished			Attic	5,893
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	Typical	Typical	Average	Typical	192,486			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		84%	100% 100%	161,688			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2002	112	B 100	874	Avq.	84%	100%	100%	734
Wood Deck	2002	96	B 100	749	Avq.	84%	100%	100%	629
Wood Deck	2002	192	B 100	1,498	Avq.	84%	100%	100%	1,258
Fin Garage	2000	672	B 100	19,469	Avq.	84%	100%	100%	16,354
Living Sp/Over	2000	672	B 100	18,782	Avq.	84%	100%	100%	15,777
Concrete slab	2000	672	C 100	2,352	Avq.	84%	100%	100%	1,976
Frame Shed	2008	240	C 100	3,840	Avq.	89%	100%	100%	3,418
2,064 SFLA		Field1				Outbuilding Total			40,146

**Acpt Land** 28,200 **Accepted Bldg** 201,800 **Total** 230,000

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