

Mapleton
Name: ZUO, LI

Valuation Report

08/01/2019

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Map/Lot:

008-029-L

Account: 643 Card: 1 of 1

Location:

53 MOOSE RIDGE RD

Neighborhood 10 19,000 schedule

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

Sale Data
Sale Date 10/22/2018
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5835P155

Reference 2

Tran/Land/Bldg 1 1 1

FLOOD MAP & 6C SHORELAND ZONE 0

Exemption(s) 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
0.87	Acres-Secondary 1	1,500.00	1,305	100%		1,305
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.87						Land Total 28,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 110	Base	167,518
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	1	Half Baths	1	Plumbing	2,574
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
2001	0	Typical	Typical	Average	Typical	170,092
Functional Obsolescence						Value(Rcnld)
None		None		85%	100%	144,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2001	576	B 100	14,433	Avq.	85%	100%	100%	12,268
Concrete slab	2001	576	C 100	2,016	Avq.	85%	100%	100%	1,714
Wood Deck	2008	117	C 100	702	Avq.	89%	100%	100%	625
Frame Shed	2008	144	C 100	2,304	Avq.	89%	90%	100%	1,846
Open Frame Porch	2001	140	C 100	2,592	Avq.	85%	100%	100%	2,203
Open Frame Porch	2001	80	C 100	1,972	Avq.	85%	100%	100%	1,676
1,680 SFLA		Field1					Outbuilding Total		20,332

Acpt Land

28,400

Accepted Bldg

164,900

Total

193,300

