

Mapleton
 Name: MODERY, CRYSTAL
 HOLLABAUGH, SHAUN A.R.

Valuation Report

08/01/2019

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Account: 1005 Card: 1 of 1

Map/Lot: 016-001
 Location: 1424 MAPLETON RD

Neighborhood 2 8000 Schedule
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data
 Sale Date 05/28/2010
 Sale Price 105,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4828P118
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 8C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	9,000.00	8,632	100%		8,632
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.92			Land Total			16,132

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	93,170
Exterior	Composition	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% Electric	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,800
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			
1966	0	Typical	Typical	Average	Typical	94,970			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	61,731			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1966	414	B 100	10,709	Avq.	65%	100%	100%	6,961
1,176 SFLA		Field1				Outbuilding Total			6,961
Acpt Land		16,100		Accepted Bldg		68,700		Total	84,800

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