

Mapleton
 Name: WILDER, MELODY JOYCE
 WILDER, WILLIAN LEE

Valuation Report

08/01/2019

Page 1

Account: 1090 Card: 1 of 1

Map/Lot:
 Location:

020-008
 154 BAGLEY RD

Neighborhood 10 19,000 schedule

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

Sale Data
 Sale Date 10/18/2007
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4509P112
 Reference 2
 Tran/Land/Bldg 1 8 8
 FLOOD MAP & 6A SHORELAND ZONE LR
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
204 X 373	\$/FF -Regular Lot	175.00	68,948	75%	Excess Frt	51,711
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.75			Land Total			59,211

Dwelling Description

Replacement Cost New

Ranch	One Story	1,078 Sqft	Grade C 110	Base	96,601
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1970	0	Typical	Typical	Average	Typical	96,601
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	64,723	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	25	C 110	1,542	Avq.	67%	100%	100%	1,033
Patio	1970	440	C 110	1,694	Avq.	67%	100%	100%	1,135
Frame Shed	1970	64	C 100	1,024	Avq.	67%	0%	100%	0
1,078 SFLA		Field1				Outbuilding Total			2,168

Acpt Land 59,200 **Accepted Bldg** 66,900 **Total** 126,100

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