

Mapleton  
 Name: STUBBS, RUSSELL  
 STUBBS, KAYLA

**Valuation Report**

08/01/2019

Page 1

Account: 1357 Card: 1 of 1

Map/Lot:  
 Location:

008-002-002  
 450 TURNER RD

Neighborhood 1 7000 Schedule

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
3.00	Acres-Secondary 2	700.00	2,100	100%		2,100
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 19,500

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,456 Sqft	Grade B 110	Base		110,356
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% Heat Pump	Cooling	100% Heat Pump	Heat		5,926
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,747
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
2016	0	Modern	Modern	Average	Typical	119,029
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. %						Value(Rcnld)
None None 93% 100% 100%						110,697

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2016	48	B 100	266	Avg.	93%	100%	100%	247
Frame Shed	2018	256	C 100	3,564	Avg.	94%	100%	100%	3,350
Frame Garage	2018	896	B 100	15,503	Avg.	94%	60%	100%	8,744
One Story Frame	2018	120	B 100	8,281	Avg.	94%	100%	100%	7,784
Wood Deck	2018	40	B 100	222	Avg.	94%	100%	100%	209
Concrete Slab	2018	1016	B 100	3,289	Avg.	94%	100%	100%	3,092
1,576 SFLA		Field1							
Outbuilding Total									23,426

**Acpt Land** 19,500 **Accepted Bldg** 134,100 **Total** 153,600

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