

Name: CHURCHILL, ERIC

CHURCHILL, NICOLE

Map/Lot:

009-013

Account: 2011 Card: 1 of 1

Location:

424 WADDELL RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
 Sale Date 12/12/2016  
 Sale Price 120,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B2746P026 B4566P40  
 Tran/Land/Bldg 2 1 1  
 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
0.50	Acres-Secondary 1	1,500.00	750	100%		750
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.50			Land Total			16,650

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	774 Sqft	Grade D 105	Base	69,098
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,247
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			
1800	0	Typical	Typical	Above Average	Typical	70,345			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	45,724		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1800	340	D 105	14,528	Avq+	65%	100%	100%	9,443
Encl Frame Porch	1800	144	D 105	3,621	Avq+	65%	100%	100%	2,354
Frame Garage	1800	836	D 105	10,879	Avq+	65%	100%	100%	7,071
Unfinished Attic	1800	836	D 105	2,028	Avq+	65%	100%	100%	1,318
Frame Garage	2008	750	C 100	12,335	Avq.	89%	100%	100%	10,978
Concrete Slab	2008	750	C 100	2,285	Avq.	89%	100%	100%	2,034
Open Frame Porch	2008	250	C 110	3,569	Avq.	89%	100%	100%	3,176
1,694 SFLA		Field1				Outbuilding Total			36,374

**Acpt Land**

16,700

**Accepted Bldg**

82,100

**Total**

98,800

Mapleton  
 Name: CHURCHILL, ERIC  
 CHURCHILL, NICOLE  
 Account: 2011

**Valuation Report**

Map/Lot:  
 Location:

08/01/2019  
 Page 2  
 009-013  
 424 WADDELL RD

