

Mapleton  
 Name: BRAZIER, STEPHEN A.  
 BRAZIER, LYLA

**Valuation Report**

08/01/2019

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Account: 2039 Card: 1 of 1

Map/Lot:  
 Location:

005-004-001  
 116 MCDONALD RD

Neighborhood 1 7000 Schedule

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

Reference 1 B1691P201  
 Reference 2 B1691P201B2662P14B5108P10  
 Tran/Land/Bldg 2 1 1  
 FLOOD MAP & 0 SHORELAND ZONE 0  
 Exemption(s) 9 0 0 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
7.50	Acres-Secondary 2	700.00	5,250	100%		5,250
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 9.50			Land Total			22,650

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	75,357
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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	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				
1976	0	Typical	Typical	Very Good	Typical	75,357				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	87%	100%	100%	65,561					
Outbuildings/Additions/Improvements						Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1976	600	C 100	3,132	Avq.	71%	100%	100%	2,224	
Finished Garage	1997	832	C 100	15,824	Avq.	83%	100%	100%	13,134	
Concrete Slab	1997	832	C 100	2,533	Avq.	83%	100%	100%	2,102	
Wood Deck	1976	94	C 100	491	Avq.	71%	100%	100%	349	
1,056 SFLA		Field1				Outbuilding Total			17,809	
<b>Acpt Land</b>		22,700		<b>Accepted Bldg</b>		83,400		<b>Total</b>		106,100

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