

Valuation Report

Map/Lot:

005-008

Account: 2051 Card: 1 of 2

Location:

609 DUDLEY RD

Neighborhood 1 7000 Schedule

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

Reference 1 B1021P405
Reference 2 B4906P183
Tran/Land/Bldg 2 1 1
FLOOD MAP & 0 SHORELAND ZONE 0
Exemption(s) 9 0 0 Land Schedule 1

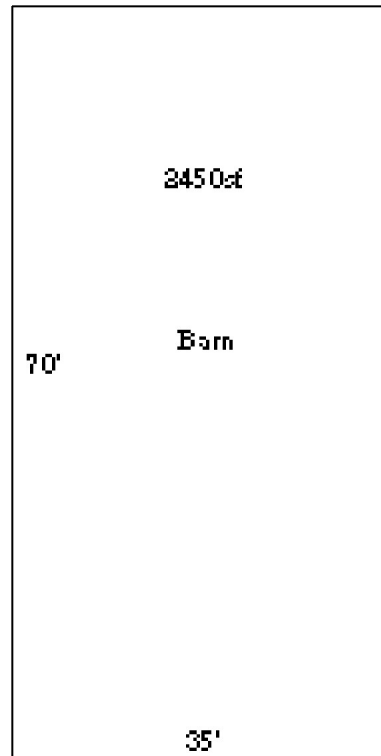
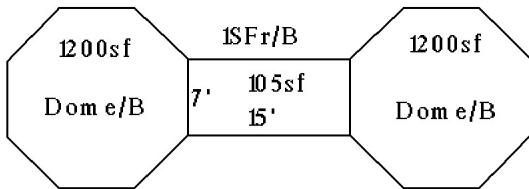
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	80%	Access	6,720
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
15.00	Acres-Unclassified Acreage	300.00	4,500	100%		4,500
1.00	# -Lot Improvements	7,500.00	7,500	80%	Access	6,000
Total Acres 25.00						Land Total 24,320

Dwelling Description				Replacement Cost New		
Contemporary	One Story	2,400 Sqft	Grade C 100	Base		139,200
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement		-8,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	12					
Bedrooms	5	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,566
Attic	3/4 Finished			Attic		23,360
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total
1981	0	Typical	Typical	Average	Typical			155,482
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete	None	95%	86%	100%	127,029			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1981	105	C 100	7,077	Avq.	95%	90%	100%	6,051
Unfin Basement	1981	105	C 100	1,108	Avq.	95%	100%	100%	1,053
Barn	1981	2450	C 100	29,841	Avq.	74%	100%	100%	22,082
Stub Wall	1981	2450	C 100	7,505	Avq.	74%	100%	100%	5,554
Basement Entry	1981	35	C 100	2,586	Avq.	74%	90%	100%	1,723
2,505 SFLA		Field1					Outbuilding Total		36,463

Acpt Land 24,300 **Accepted Bldg** 163,500 **Total** 187,800



Mapleton
 Name: ALLISON, V. DANA

Valuation Report

08/01/2019

Page 3

Map/Lot:

005-008

Account: 2051 Card: 2 of 2

Location:

609 DUDLEY RD

Neighborhood 1 7000 Schedule
 Tree Growth 1983
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 CURR TG LAST 2021

Reference 1
 Reference 2
 Tran/Land/Bldg 2 0 0
 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
87.00	Acres-Mixed Wood TG	157.00	13,659	100%		13,659
33.00	Acres-Hardwood TG	174.00	5,742	100%		5,742
Total Acres 120.00					Land Total	19,401
Acpt Land		19,400	Accepted Bldg		0	Total
						19,400

Mapleton
Name: ALLISON, V. DANA

Valuation Report

08/01/2019

Page 4

Map/Lot:

005-008

Location:

609 DUDLEY RD

Account: 2051

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,300	163,500	187,800	24,300	163,500	187,800
2	19,400	0	19,400	19,400	0	19,400
TOTAL	43,700	163,500	207,200	43,700	163,500	207,200