

Mapleton
 Name: NICKERSON, BRENT M
 NICKERSON, SUSAN A.

Valuation Report

08/01/2019

Page 1

Account: 2063 Card: 1 of 1

Map/Lot:
 Location:

002-018
 522 DUDLEY RD

Neighborhood 1 7000 Schedule

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

Reference 1 B2231P161
 Reference 2
 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
4.00	Acres-Secondary 2	700.00	2,800	100%		2,800
72.00	Acres-Woodland	450.00	32,400	100%		32,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 78.00						Land Total 60,100

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,200 Sqft	Grade C 100	Base		82,198
Exterior	Wood Siding	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% Forced Warm	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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1993	0	Typical	Typical	Below Average	Typical		82,198
Functional Obsolescence							Value(Rcnd)
None		None		68%	100%	100%	55,895

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Barn	2000	1500	A 95	27,431	Avg-	68%	75%	100%	13,990	
Frame Shed	1993			---- S O U N D V A L U E ----						1,000
Frame Garage	1993	360	D 70	3,365	Fair	47%	75%	100%	1,186	
Silo 12 Base/Hi	1993			---- S O U N D V A L U E ----						500
Silo 12 Base/Hi	1993			---- S O U N D V A L U E ----						500
Frame Shed	2006	1296	D 95	13,002	Fair	66%	75%	100%	6,436	
Wood Deck	1993	264	C 90	1,241	Avg.	80%	100%	100%	993	
1,200 SFLA		Field1		Outbuilding Total						24,605

Acpt Land 60,100 **Accepted Bldg** 80,500 **Total** 140,600

Mapleton
Name: NICKERSON, BRENT M
NICKERSON, SUSAN A.
Account: 2063

Valuation Report

Map/Lot:
Location:

08/01/2019
Page 2
002-018
522 DUDLEY RD

