

Mapleton
Name: WELLS, CHARLES W.

Valuation Report

08/01/2019

Page 1

Map/Lot:

008-022

Account: 2233 Card: 1 of 1

Location:

2479 STATE RD

Neighborhood 1 7000 Schedule

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

1

Reference 1 B2749P098

Reference 2 B5282P150

Tran/Land/Bldg 2 0 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-Unimproved Lot	8,400.00	8,400	100%		8,400
0.10	Acres-Secondary 1	1,500.00	150	100%		150
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.10					Land Total	16,050

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story Wood Siding 1 OTHER Units-0	952 Sqft Masonry Trim Roof Cover	Grade C 95 None Composition	Base Trim Roof	66,896 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	6				
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
1969	0	Typical	Typical	Average	Typical	66,896
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	Location	67%	90%	85%	34,288	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1969	32	C 95	1,218	Avq.	67%	100%	85%	694
Frame Garage	1969	506	C 100	8,582	Avq.	67%	100%	85%	4,887
952 SFLA		Field1							
Outbuilding Total									5,581

Acpt Land

16,100

Accepted Bldg

39,900

Total

56,000

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