

Mapleton
 Name: WASSON, KEVIN R
 WASSON, BETH A

Valuation Report

08/01/2019

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Account: 2249 Card: 1 of 1

Map/Lot: 003-024
 Location: 196 HAYSTACK RD

Neighborhood 1 7000 Schedule
 Zoning/Use Residential-Farm
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data
 Sale Date 06/30/2000
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4637P297 B4898P251
 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
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.00			Land Total			15,900

Dwelling Description

Replacement Cost New

Conventional	One Story	888 Sqft	Grade C 100	Base	67,377
Exterior	Vinyl/Aluminum	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	6				
Bedrooms	2	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
1974	0	Typical	Typical	Good	Typical	67,377
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcNld)	
None	None	84%	100%	100%	56,597	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1974	120	C 100	4,115	Good	84%	100%	100%	3,457
Open Frame Porch	1993	140	C 100	2,255	Avq.	80%	100%	100%	1,804
One Story Frame	1994	280	C 100	15,389	Avq.	81%	100%	100%	12,465
Wood Deck	1994	96	C 100	501	Avq.	81%	100%	100%	406
Frame Garage	1974	526	D 100	6,744	Good	84%	100%	100%	5,665
Frame Shed	2016	140	C 100	1,949	Avq-	88%	100%	100%	1,715
1,168 SFLA		Field1							25,512

Acpt Land 15,900 **Accepted Bldg** 82,100 **Total** 98,000

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