

Mapleton
 Name: COREY, MELINDA DUCHARDT
 COREY, BRIAN

Valuation Report

08/01/2019

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Account: 1308 Card: 1 of 1

Map/Lot: 002-048-2
 Location: 989 MAPLETON RD

Neighborhood 1 8,000 schedule
 Zoning/Use Residential-Farm
 Topography
 Utilities Drilled WellSeptic System
 Street Paved
 2008

Sale Data
 Sale Date 08/11/2015
 Sale Price 107,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B4584P202
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 8C 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
0.20	Acres-Secondary 2	700.00	140	100%		140
0.00	Acres-Woodland	450.00	302	100%		0
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.20						Land Total 17,540

Dwelling Description

Replacement Cost New

Ranch	One Story	1,376 Sqft	Grade C 95	Base	98,885
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	1 CAR	Fin Bsmt	1,425
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			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	100,310
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		56%	100% 100%	56,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	32	C 95	2,764	Avg.	56%	100%	100%	1,548
Canopy	1950			---- SOUND VALUE ----				0	
Frame Shed	1950			---- SOUND VALUE ----				0	
Frame Shed	1950			---- SOUND VALUE ----				300	
1,376 SFLA		Field1		Outbuilding Total				1,848	

Acpt Land 17,500 **Accepted Bldg** 58,000 **Total** 75,500

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canopy shed shed

