

Mapleton  
 Name: GARDINER, RYAN D.  
 GARDNER, TONYA R.

**Valuation Report**

08/01/2019

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Account: 505 Card: 1 of 1

Map/Lot: 006-007-004-002  
 Location: 444 CREASEY RIDGE RD

Neighborhood 10 19,000 schedule

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

| Sale Data  |                  |
|------------|------------------|
| Sale Date  | 08/13/2013       |
| Sale Price | 255,000          |
| Sale Type  | Land & Buildings |
| Financing  | Conventional     |
| Verified   | Public Record    |
| Validity   | Arms Length Sale |

Reference 1  
 Reference 2 B5219P193  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C SHORELAND ZONE 0  
 Exemption(s) Land Schedule 6

**Land Description**

| Units            | Method - Description | Price/Unit | Total      | Fctr | Influence | Value  |
|------------------|----------------------|------------|------------|------|-----------|--------|
| 1.00             | Acres-Homesite       | 19,570.00  | 19,570     | 100% |           | 19,570 |
| 1.00             | Acres-Secondary 1    | 1,500.00   | 1,500      | 100% |           | 1,500  |
| 1.85             | Acres-Secondary 2    | 700.00     | 1,295      | 100% |           | 1,295  |
| 1.00             | # -Lot Improvements  | 7,500.00   | 7,500      | 100% |           | 7,500  |
| Total Acres 3.85 |                      |            | Land Total |      |           | 29,865 |

**Dwelling Description**

**Replacement Cost New**

|                    |                    |              |                  |            |         |
|--------------------|--------------------|--------------|------------------|------------|---------|
| Conventional       | One Story          | 1,590 Sqft   | Grade B 110      | Base       | 165,557 |
| 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 | 1120 Sqft, Grade C | Basement Gar | None             | Fin Bsmt   | 14,560  |
| Heating            | 100% Hot Water BB  | Cooling      | 0% None          | Heat       | 0       |
| Rooms              | 4                  |              |                  |            |         |
| Bedrooms           | 3                  | Add Fixtures | 0                |            |         |
| Baths              | 2                  | Half Baths   | 0                | Plumbing   | 3,861   |
| 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               |
|--------------------------------|-----------|------------------------------|---------|----------------|------------------------|---------------------|
| 2001                           | 0         | Typical                      | Typical | Average        | Typical                | 183,978             |
| <b>Functional Obsolescence</b> |           | <b>Economic Obsolescence</b> |         | <b>Phys. %</b> | <b>Func. % Econ. %</b> | <b>Value(Rcnld)</b> |
| None                           |           | Location                     |         | 85%            | 100% 95%               | 148,562             |

**Outbuildings/Additions/Improvements**

| Description      | Year | Units  | Grade | RCN    | Cond | Phy               | Func | Econ | Value Rcnld |
|------------------|------|--------|-------|--------|------|-------------------|------|------|-------------|
| Open Frame Porch | 2001 | 140    | B 110 | 3,707  | Avq. | 85%               | 100% | 95%  | 2,993       |
| Frame Garage     | 2001 | 576    | B 110 | 15,876 | Avq. | 95%               | 100% | 95%  | 14,328      |
| Wood Deck        | 2004 | 566    | B 110 | 4,856  | Avq. | 95%               | 100% | 95%  | 4,382       |
| Concrete slab    | 2001 | 576    | C 100 | 2,016  | Avq. | 85%               | 100% | 95%  | 1,628       |
| Frame Garage     | 2007 | 840    | C 100 | 15,770 | Avq. | 88%               | 100% | 95%  | 13,184      |
| Concrete slab    | 2007 | 840    | C 100 | 2,940  | Avq. | 88%               | 100% | 95%  | 2,458       |
| 1,590 SFLA       |      | Field1 |       |        |      | Outbuilding Total |      |      | 38,973      |

**Acpt Land** 29,900 **Accepted Bldg** 187,500 **Total** 217,400

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