

Mapleton
 Name: WOOD, GAIL E.
 MYERS, JAMES D.

Valuation Report

08/01/2019
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 006-017-001
 221 WADDELL RD

Account: 2092 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 7000 Schedule

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

Sale Data
 Sale Date 12/01/2003
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3906P230
 Reference 2
 Tran/Land/Bldg 2 1 1
 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-Homesite	8,400.00	8,400	100%		8,400
1.00	Acres-Unimproved Lot	8,400.00	8,400	100%		8,400
1.60	Acres-Secondary 2	700.00	1,120	100%		1,120
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.60						Land Total 25,420

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 95	Base	51,020
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	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	1			Fireplace	3,449
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	54,469
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	27,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	210	D 95	791	Avq.	50%	100%	100%	396
Frame Shed	1900	442	D 95	4,434	Avq.	50%	75%	100%	1,663
1 & 1/2 Story Fr	1900	255	D 95	15,051	Avq.	50%	100%	100%	7,526
One Story Frame	1900	170	D 95	7,325	Avq.	50%	100%	100%	3,662
Unfin Basement	1900	255	D 95	1,510	Avq.	50%	100%	100%	755
Unfin Basement	1900	170	D 95	1,106	Avq.	50%	100%	100%	553
Frame Garage	1900	384	D 90	4,578	Avq.	50%	100%	100%	2,289
Basement Entry	1900	49	D 90	1,938	Avq.	50%	100%	100%	969
1,476 SFLA		Field1							
Outbuilding Total									17,813

Acpt Land 25,400 **Accepted Bldg** 45,000 **Total** 70,400

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	24'
16'	384sf
	shed

			7' BE 49sf 7'	
17'	shed 442sf 26'	1SF r/B 170sf 10'	1 1/2 SF r/B 255sf 15'	10' 210sf 21' WD
			22'	28'
			1 1/2 SF r/B 616sf	