

Mapleton
 Name: KELLEY, MARK
 KELLEY, HALEY

Valuation Report

08/01/2019

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Account: 1087 Card: 1 of 1

Map/Lot: 020-004 & 005
 Location: 174 BAGLEY RD

Neighborhood 10 19,000 schedule

Zoning/Use Lake-Residential
 Topography RollingLevel Bog Ecosys
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/12/2007
 Sale Price 80,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4448P242
 Reference 2 B4600P1 B4615P224 B4766P278
 Tran/Land/Bldg 1 8 1
 FLOOD MAP & 6A SHORELAND ZONE LR
 Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 304	\$/FF -Regular Lot	175.00	40,276	64%	Excess Frt	25,777
132 X 346	\$/FF -Regular Lot	175.00	42,968	64%	Excess Frt	27,500
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.97						60,777

Dwelling Description				Replacement Cost New	
Garrison	One Story	2,674 Sqft	Grade A 100	Base	256,317
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	9				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,230
Attic	1/4 Finished			Attic	14,360
FirePlaces	2			Fireplace	9,523
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Modern	Modern	Above Average	Typical	289,430
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						263,381

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fin Garage	2007	1260	A 100	39,236	Avq+	91%	100%	100%	35,705
Open Frame Porch	2007	36	A 100	2,221	Avq+	91%	100%	100%	2,021
Open Frame Porch	2007	280	B 95	4,989	Avq+	91%	100%	100%	4,540
Wood Deck	2007	382	B 95	2,831	Avq+	91%	100%	100%	2,576
Wood Deck	2007	382	B 95	2,831	Avq+	91%	100%	100%	2,576
Jacuzzi	2007	1	C 100	6,402	Avq.	88%	75%	100%	4,226
Concrete slab	2007	1260	C 100	4,410	Avq.	88%	100%	100%	3,881
2,674 SFLA		Field1							55,525

Acpt Land 60,800 **Accepted Bldg** 318,900 **Total** 379,700

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