

Mapleton
 Name: LAFRANCOIS, GREGORY T.
 ZHAO, DANHONG

Valuation Report

08/01/2019

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Account: 1092 Card: 1 of 2

Map/Lot: 020-010
 Location: 150 BAGLEY RD

Neighborhood 10 19,000 schedule

Zoning/Use Lake-Residential
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/19/2018
 Sale Price 430,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
156 X 400	\$/FF -Regular Lot	175.00	54,600	82%	Excess Frt	44,772
Total Acres 1.43				Land Total		44,772

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	152,289
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	560 Sqft, Grade C	Basement Gar	3 CAR	Fin Bsmt	10,530
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,360
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	180,629
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	139,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1977	1232	B 100	90,568	Avg.	77%	75%	100%	52,303
Frame Garage	1977	1232	B 100	29,510	Avg.	77%	100%	100%	22,723
Two Story Frame	1997	84	B 100	16,604	Avg.	77%	100%	100%	12,785
Unfin Basement	1997	84	B 100	1,451	Avg.	77%	100%	100%	1,117
Wood Deck	1987	48	B 100	374	Avg.	77%	68%	100%	196
Wood Deck	1993	168	B 100	1,310	Avg.	77%	100%	100%	1,009
One Story Frame	1999	352	B 100	28,106	Avg.	77%	100%	100%	21,642
Patio	1999	464	B 100	2,111	Avg.	77%	100%	100%	1,625
Frame Shed	1987								200
Frame Garage	1998	500	A 100	14,295	Avg.	77%	75%	100%	8,255
3,432 SFLA		Field1							
Outbuilding Total									121,855

Acpt Land 44,800 **Accepted Bldg** 260,900 **Total** 305,700

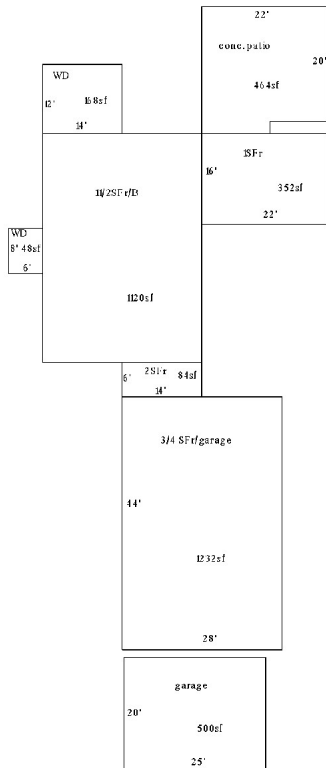
----- S O U N D V A L U E -----

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Reference 1 B2216P50
 Reference 2 M0783R

Tran/Land/Bldg 1 0 0

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Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Swimming Pool	1992	400	C 100	8.000	Ava.	80%	50%	100%	3,200
Patio	1992	1076	C 100	3.766	Ava.	80%	50%	100%	1,506
3,432 SFLA		Field1							
Acpt Land						0	Accepted Bldg		4,700
						4,700	Total		4,700

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Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,800	260,900	305,700	44,800	260,900	305,700
2	0	4,700	4,700	0	4,700	4,700
TOTAL	44,800	265,600	310,400	44,800	265,600	310,400