

Mapleton  
 Name: PIKE, R. SCOTT  
 PIKE, CHARLENE M.

**Valuation Report**

08/01/2019

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Account: 1107 Card: 1 of 1

Map/Lot: 020-022  
 Location: 122 HANSON LAKE RD

Neighborhood 10 19,000 schedule

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

Reference 1 B2509P264  
 Reference 2 B4899P12  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 6

**Land Description**

| Units            | Method - Description   | Price/Unit | Total  | Fctr | Influence  | Value  |
|------------------|------------------------|------------|--------|------|------------|--------|
| 0.90             | Acres-Homesite (Fract) | 19,570.00  | 18,566 | 100% |            | 18,566 |
| 1.00             | # -Lot Improvements    | 7,500.00   | 7,500  | 100% |            | 7,500  |
| Total Acres 0.90 |                        |            |        |      | Land Total | 26,066 |

**Dwelling Description**

**Replacement Cost New**

|                    |                   |              |                  |            |         |
|--------------------|-------------------|--------------|------------------|------------|---------|
| Ranch              | One Story         | 1,433 Sqft   | Grade C 105      | Base       | 112,562 |
| 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 | None             | Fin Bsmt   | 0       |
| Heating            | 100% Hot Water BB | Cooling      | 0% None          | Heat       | 0       |
| Rooms              | 6                 |              |                  |            |         |
| Bedrooms           | 3                 | Add Fixtures | 0                |            |         |
| Baths              | 1                 | Half Baths   | 1                | Plumbing   | 1,890   |
| 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          |
|--------------------------------|-----------|------------------------------|---------|----------------|----------------|----------------|
| 1969                           | 0         | Typical                      | Typical | Average        | Typical        | 114,452        |
| <b>Functional Obsolescence</b> |           | <b>Economic Obsolescence</b> |         | <b>Phys. %</b> | <b>Func. %</b> | <b>Econ. %</b> |
| None                           |           | None                         |         | 67%            | 100%           | 100%           |
|                                |           |                              |         |                |                | 76,683         |

**Outbuildings/Additions/Improvements**

| Description      | Year | Units  | Grade | RCN                             | Cond | Phy | Func | Econ              | Value Rcnld |
|------------------|------|--------|-------|---------------------------------|------|-----|------|-------------------|-------------|
| Wood Deck        | 1969 | 310    | C 100 | 1,860                           | Avq. | 67% | 100% | 100%              | 1,246       |
| Encl Frame Porch | 1969 | 150    | C 100 | 5,350                           | Avq. | 67% | 100% | 100%              | 3,585       |
| Wood Deck        | 1969 | 70     | C 100 | 420                             | Avq. | 67% | 100% | 100%              | 281         |
| Frame Garage     | 1985 | 624    | C 105 | 12,548                          | Avq. | 76% | 100% | 100%              | 9,536       |
| Frame Shed       | 1969 |        |       | ----- S O U N D V A L U E ----- |      |     |      |                   | 200         |
| Frame Bay Window | 1969 | 12     | C 100 | 454                             | Avq. | 67% | 100% | 100%              | 304         |
| 1,445 SFLA       |      | Field1 |       |                                 |      |     |      | Outbuilding Total | 15,152      |

**Acpt Land**

26,100

**Accepted Bldg**

91,800 **Total**

117,900

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Shed

