

Mapleton  
 Name: DROST, LARRY R.  
 DROST, JUDITH A.

**Valuation Report**

08/01/2019

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Account: 1108 Card: 1 of 1

Map/Lot: 020-023  
 Location: 126 HANSON LAKE RD

Neighborhood 10 19,000 schedule

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

Reference 1 1  
 B1109P227

Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C SHORELAND ZONE 0  
 Exemption(s) 9 2 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	1,196 Sqft	Grade C 110	Base	103,688
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	598 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,841
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
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
1973	0	Typical	Typical	Above Average	Typical	113,499
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	88,529	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1973	576	C 100	11,102	Avq+	78%	100%	100%	8,660
Frame Shed	1992	240	C 100	3,840	Avq.	80%	100%	100%	3,072
Wood Deck	1973	144	C 100	864	Avq.	69%	100%	100%	596
One Story Frame	1973	384	C 100	23,366	Avq.	69%	100%	100%	16,123
Wood Deck	1973	24	C 100	144	Avq.	69%	100%	100%	99
Concrete Basement	1973	384	C 100	2,304	Avq.	69%	100%	100%	1,590
Concrete slab	1973	576	C 100	2,016	Avq.	69%	100%	100%	1,391
1,580 SFLA		Field1				Outbuilding Total			31,531

**Acpt Land** 26,100 **Accepted Bldg** 120,100 **Total** 146,200

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