

**Valuation Report**

Account: 1112 Card: 1 of 1

Location: 135 HANSON LAKE RD

Neighborhood 10 19,000 schedule

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

Sale Data	
Sale Date	09/05/2014
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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Reference 1  
Reference 2  
Tran/Land/Bldg 1 8 8  
FLOOD MAP & 6C SHORELAND ZONE LR  
Exemption(s) 9 0 0 Land Schedule 6

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
136 X 275	\$/FF -Regular Lot	175.00	39,468	87%	Excess Frt	34,337
Total Acres 0.86				Land Total		34,337

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	1,026 Sqft	Grade B 100	Base	110,474
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	741 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,633
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,510
Attic	1/2 Finished			Attic	10,687
FirePlaces	2			Fireplace	8,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Good	Typical	142,754
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	100% 100%	118,486

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Concrete slab	1987	720	C 100	2,520	Fair	38%	100%	100%	958
Frame Shed	1969	576	C 100	9,216	Avq.	67%	100%	100%	6,175
Wood Deck	1969	290	C 100	1,740	Avq.	67%	100%	100%	1,166
Wood Deck	1969	152	C 100	912	Avq.	67%	100%	100%	611
Open Frame Porch	1969	420	C 100	5,486	Fair	26%	100%	100%	1,426
Encl Frame Porch	1969	250	C 100	7,418	Avq.	67%	100%	100%	4,970
Frame Shed	2015	216	E 100	1,020	Avq.	93%	75%	100%	712
1,026 SFLA		Field1				Outbuilding Total			16,018

<b>Acpt Land</b>	34,300	<b>Accepted Bldg</b>	134,500	<b>Total</b>	168,800
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