

Mapleton  
 Name: MOREAU, GARY F.  
 MOREAU, NADINE W.

**Valuation Report**

08/01/2019

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Account: 1114 Card: 1 of 1

Map/Lot: 020-030 & 031  
 Location: 111 HANSON LAKE RD

Neighborhood 10 19,000 schedule

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

Reference 1 B3367P320  
 Reference 2  
 Tran/Land/Bldg 1 8 1  
 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  |
|------------------|----------------------|------------|------------|------------|--------|
| 273 X 290        | \$/FF -Regular Lot   | 175.00     | 81.358 68% | Excess Frt | 55,323 |
| Total Acres 1.82 |                      |            | Land Total |            | 55,323 |

**Dwelling Description**

**Replacement Cost New**

|                    |                    |              |                  |            |        |
|--------------------|--------------------|--------------|------------------|------------|--------|
| Raised Ranch       | One Story          | 1,125 Sqft   | Grade C 110      | Base       | 99,424 |
| Exterior           | Composition        | 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 | 1125 Sqft, Grade D | Basement Gar | 2 CAR            | Fin Bsmt   | 15,070 |
| 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   |
|-------------------------|-----------------------|----------|---------|-----------|--------------|---------|
| 1969                    | 0                     | Typical  | Typical | Good      | Typical      | 117,464 |
| Functional Obsolescence | Economic Obsolescence | Phys. %  | Func. % | Econ. %   | Value(Rcnld) |         |
| None                    | None                  | 83%      | 100%    | 100%      | 97,495       |         |

**Outbuildings/Additions/Improvements**

| Description              | Year | Units  | Grade | RCN    | Cond | Phy | Func | Econ | Value Rcnld   |
|--------------------------|------|--------|-------|--------|------|-----|------|------|---------------|
| One Story Frame          | 1969 | 36     | C 110 | 4,802  | Good | 83% | 100% | 100% | 3,986         |
| One Story Frame          | 1969 | 100    | C 110 | 8,646  | Good | 83% | 100% | 100% | 7,176         |
| One Story Frame          | 1969 | 744    | C 110 | 47,324 | Good | 83% | 100% | 100% | 39,279        |
| Fin Garage               | 1969 | 744    | C 100 | 16,422 | Avq. | 67% | 100% | 100% | 11,003        |
| Wood Deck                | 2008 | 266    | C 100 | 1,596  | Avq. | 89% | 100% | 100% | 1,420         |
| Wood Deck                | 2008 | 789    | C 100 | 4,734  | Avq. | 89% | 100% | 100% | 4,213         |
| Patio                    | 2008 | 746    | D 100 | 2,090  | Avq. | 89% | 100% | 100% | 1,860         |
| Frame Shed               | 2008 | 192    | C 100 | 3,072  | Avq. | 89% | 100% | 100% | 2,734         |
| Wood Deck                | 2008 | 188    | C 100 | 1,128  | Avq. | 89% | 100% | 100% | 1,004         |
| Frame Shed               | 2008 | 192    | C 100 | 3,072  | Avq. | 89% | 100% | 100% | 2,734         |
| 2,005 SFLA               |      | Field1 |       |        |      |     |      |      |               |
| <b>Outbuilding Total</b> |      |        |       |        |      |     |      |      | <b>75,409</b> |

**Acpt Land** 55,300 **Accepted Bldg** 172,900 **Total** 228,200

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