

Mapleton  
 Name: HUNTER, LAWRENCE K.  
 HUNTER, MARY S.

**Valuation Report**

08/01/2019

Page 1

Account: 1115 Card: 1 of 1

Map/Lot: 020-032  
 Location: 107 HANSON LAKE RD

Neighborhood 10 19,000 schedule

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

Reference 1 B1411P276  
 Reference 2  
 Tran/Land/Bldg 1 8 1  
 FLOOD MAP & 6A SHORELAND ZONE LR  
 Exemption(s) 9 0 0 Land Schedule 6

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
136 X 302	\$/FF -Regular Lot	175.00	41.360 87%	Excess Frt	35,983
Total Acres 0.94				Land Total	35,983

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 110	Base	109,213
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	966 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	12,701
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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			
1968	0	Typical	Typical	Good	Typical	121,914			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	99,969				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1968	336	C 110	22,820	Good	82%	100%	100%	18,712
Wood Deck	1968	639	C 100	3,834	Avq.	66%	100%	100%	2,530
Frame Garage	1999	1050	C 100	19,482	Avq.	84%	100%	100%	16,365
Unfin Basement	1999	1050	C 100	8,418	Avq.	84%	100%	100%	7,071
Frame Garage	1968	240	C 100	5,162	Avq+	76%	100%	100%	3,923
Concrete Basement	1968	336	C 100	2,016	Avq.	66%	100%	100%	1,331
1,624 SFLA		Field1				Outbuilding Total			49,932
<b>Acpt Land</b>		36,000	<b>Accepted Bldg</b>		149,900	<b>Total</b>			185,900

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Page 2  
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