

Mapleton
 Name: ST. PETER, ERIK S.
 CURRIER, JESSICA R.

Valuation Report

08/01/2019

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Account: 1136 Card: 1 of 1

Map/Lot: 021-012 & 013
 Location: 80 BAGLEY RD

Neighborhood 10 19,000 schedule

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

Sale Data
 Sale Date 03/28/2016
 Sale Price 149,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 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	
300 X 276	\$/FF -Regular Lot	175.00	87,220	92%		0	
300 X 276	\$/FF -Regular Lot	175.00	32,889	67%	Excess Frt	53,762	
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500	
Total Acres 1.90						Land Total	61,262

Dwelling Description

Replacement Cost New

Ranch	One Story	832 Sqft	Grade C 105	Base	78,107
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	624 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,139
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,835
Attic	None			Attic	0
FirePlaces	2			Fireplace	6,825
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	94,906
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	66,434	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	372	B 100	2,902	Avg.	70%	100%	100%	2,031
Wood Deck	1975	640	C 100	3,840	Avg.	70%	100%	100%	2,688
Frame Garage	1975	816	C 100	15,344	Avg.	70%	100%	100%	10,741
Frame Shed	1975	72	E 100	340	Avg-	53%	75%	100%	135
832 SFLA		Field1							15,595

Acpt Land 61,300 **Accepted Bldg** 82,000 **Total** 143,300

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