

Mapleton
 Name: HILT, ROBERT C.
 HILT, KAREN A.

Valuation Report

08/01/2019

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Account: 2363 Card: 1 of 2

Map/Lot:
 Location:

011-037
 682 CARVELL RD

Neighborhood 1 7000 Schedule

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

Reference 1 B2285P332
 Reference 2
 Tran/Land/Bldg 3 1 1
 FLOOD MAP & 0 SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 1

| Land Description | | | | | | |
|-------------------|----------------------------|------------|-------|------|-----------|-------------------|
| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value |
| 1.00 | Acres-Homesite | 8,400.00 | 8,400 | 100% | | 8,400 |
| 1.00 | Acres-Secondary 1 | 1,500.00 | 1,500 | 100% | | 1,500 |
| 8.00 | Acres-Secondary 2 | 700.00 | 5,600 | 100% | | 5,600 |
| 1.00 | Acres-Unclassified Acreage | 300.00 | 300 | 100% | | 300 |
| 1.00 | # -Lot Improvements | 7,500.00 | 7,500 | 100% | | 7,500 |
| Total Acres 11.00 | | | | | | Land Total 23,300 |

| Dwelling Description | | | | Replacement Cost New | | |
|----------------------|-------------------|--------------|------------------|----------------------|--|---------|
| Log Home | One & 1/2 Story | 1,200 Sqft | Grade B 100 | Base | | 120,368 |
| Exterior | Wood Siding | 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 | None | Basement Gar | None | Fin Bsmt | | 0 |
| Heating | 100% Hot Water BB | Cooling | 0% None | Heat | | 0 |
| Rooms | 7 | | | | | |
| Bedrooms | 3 | Add Fixtures | 0 | | | |
| Baths | 2 | Half Baths | 1 | Plumbing | | 4,410 |
| Attic | None | | | Attic | | 0 |
| FirePlaces | 0 | | | Fireplace | | 0 |
| Insulation | Full | | | Insulation | | 0 |
| Unfin. Living Area | NONE | | | Unfinished | | 0 |

| Dwelling Condition | | | | | Layout | | | Total |
|------------------------------|----------------------------|-----------------|--------------|----------------|--------------|--|--|---------|
| Built 1991 | Renovated 0 | Kitchens Modern | Baths Modern | Condition Good | Typical | | | 124,778 |
| Functional Obsolescence None | Economic Obsolescence None | Phys. % 89% | Func. % 100% | Econ. % 100% | Value(Rcnld) | | | 111,052 |

| Outbuildings/Additions/Improvements | | | | | | | | | |
|-------------------------------------|------|--------|-------|--------|------|-----|-------------------|------|-------------|
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Value Rcnld |
| Wood Deck | 1991 | 120 | C 100 | 652 | Avq. | 83% | 100% | 100% | 541 |
| Open Frame Porch | 1991 | 40 | C 100 | 1,410 | Good | 89% | 100% | 100% | 1,255 |
| Wood Deck | 2010 | 280 | C 100 | 1,520 | Avq. | 91% | 100% | 100% | 1,383 |
| Frame Garage | 1991 | 768 | C 100 | 13,119 | Avq+ | 86% | 100% | 100% | 11,282 |
| Frame Shed | 1991 | 240 | C 100 | 3,475 | Avq+ | 86% | 75% | 100% | 2,241 |
| Concrete slab | 1991 | 1008 | C 100 | 3,193 | Avq. | 83% | 100% | 100% | 2,650 |
| Canopy | 1991 | 144 | C 100 | 1,303 | Avq. | 83% | 100% | 100% | 1,081 |
| Frame Garage | 2009 | 1920 | C 100 | 31,552 | Avq. | 91% | 100% | 100% | 28,712 |
| Concrete slab | 2009 | 1920 | C 100 | 6,082 | Avq. | 91% | 100% | 100% | 5,535 |
| Unfinished Attic | 1991 | 384 | C 100 | 1,216 | Avq. | 83% | 100% | 100% | 1,009 |
| 1,800 SFLA | | Field1 | | | | | | | 55,689 |
| | | | | | | | Outbuilding Total | | 55,689 |

Acpt Land 23,300 **Accepted Bldg** 166,700 **Total** 190,000

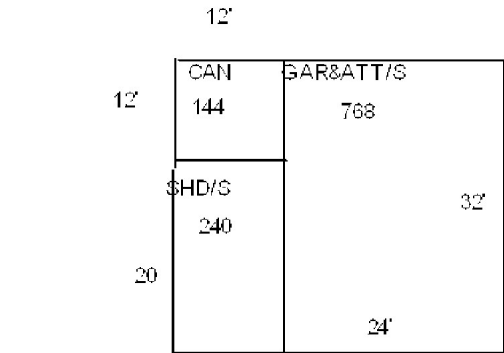
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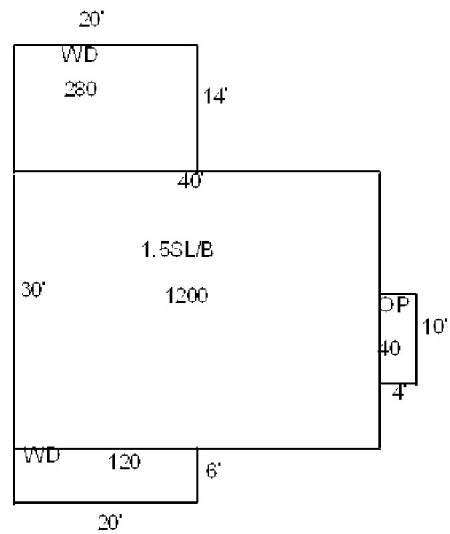
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GAR/S
 40X48

SHD
 5X7



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| Outbuildings/Additions/Improvements | | | | | | Percent Good | | | Value |
|--|------|--------|----------------------|-----|------|--------------|--------------|------|-------|
| Description | Year | Units | Grade | RCN | Cond | Phy | Func | Econ | Rcnld |
| Frame Shed | 2009 | 35 | C 100 | 507 | Ava. | 91% | 100% | 100% | 461 |
| 1,800 SFLA | | Field1 | | | | | | | 461 |
| Accpt Land | | 0 | Accepted Bldg | | | 500 | Total | | 500 |

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| Card | Land | Calculated Building | Calc. Total | Land | Correlated Building | Total |
|--------------|-------------|--------------------------------|--------------------|-------------|--------------------------------|--------------|
| 1 | 23,300 | 166,700 | 190,000 | 23,300 | 166,700 | 190,000 |
| 2 | 0 | 500 | 500 | 0 | 500 | 500 |
| TOTAL | 23,300 | 167,200 | 190,500 | 23,300 | 167,200 | 190,500 |
