

Mapleton  
 Name: SHAW, MARK J.  
 SHAW, JACQUELINE A.

**Valuation Report**

08/01/2019

Page 1

Account: 508 Card: 1 of 1

Map/Lot: 006-010  
 Location: 32 HANSON LAKE RD

Neighborhood 7 10000 schedule  
 Zoning/Use Lake-Residential .....  
 Topography RollingAbove Street  
 Utilities Drilled WellSeptic System  
 Street Paved

Sale Data	
Sale Date	09/01/2004
Sale Price	95,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4026P198  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 6C SHORELAND ZONE 0  
 Exemption(s) 9 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	11,000.00	11,000	100%		11,000
0.25	Acres-Secondary 1	1,500.00	375	100%		375
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.25			Land Total			18,875

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 100	Base	86,618
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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,700
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
1973	0	Typical	Typical	Above Average	Typical	89,318
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		78%	100%	100%
						<b>Value(Rcnld)</b>
						69,668

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1976	672	C 100	12,798	Avq+	78%	100%	100%	9,982
Frame Shed	1973	80	C 100	1,280	Avq.	69%	100%	100%	883
Concrete slab	1976	672	C 100	2,352	Avq.	71%	100%	100%	1,670
Wood Deck	1973	28	C 100	168	Avq.	69%	100%	100%	116
Basement Entry	1973	35	C 100	2,972	Avq.	69%	100%	100%	2,051
Frame Bay Window	1973	7	C 100	264	Avq.	69%	100%	100%	182
1,063 SFLA		Field1				Outbuilding Total			14,884

<b>Acpt Land</b>	18,900	<b>Accepted Bldg</b>	84,600	<b>Total</b>	103,500
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