

Mapleton  
 Name: SHERMAN, KEVIN  
 SHERMAN, HEATHER

**Valuation Report**

08/01/2019

Page 1

Account: 1258 Card: 1 of 1

Map/Lot: 005-034-008  
 Location: 555 PULCIFUR RD

Neighborhood 7 10000 schedule

Zoning/Use Residential-Farm  
 Topography RollingRolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 CRR TG LAST 1  
 1

**Sale Data**  
 Sale Date 11/03/2015  
 Sale Price 219,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 FLOOD MAP & 0 SHORELAND ZONE 0  
 Exemption(s) 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.97	Acres-Secondary 2	700.00	1,379	100%		1,379
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.97						Land Total 21,379

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,712 Sqft	Grade B 110	Base	175,082
Exterior	Vinyl/Aluminum	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	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,435
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
2006	0	Modern	Modern	Average	Typical	181,517
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						159,735

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Phy	Func	Econ	
Frame Garage	2006	725	B 110	19,643	Avg.	88%	100%	100%	17,286
Open Frame Porch	2006	68	B 110	2,642	Avg.	88%	100%	100%	2,325
Concrete slab	2006	725	C 100	2,538	Avg.	88%	100%	100%	2,233
Patio	2007	975	C 100	3,412	Avg.	88%	100%	100%	3,003
Swimming Pool	2007	420	C 100	8,400	Avg.	88%	100%	100%	7,392
1,712 SFLA		Field1							
<b>Outbuilding Total</b>									<b>32,239</b>

**Acpt Land** 21,400 **Accepted Bldg** 192,000 **Total** 213,400

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