

Mapleton
Name: NELSON, TAMMY L.

Valuation Report

08/01/2019

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Map/Lot:

005-029-001

Account: 456 Card: 1 of 1

Location:

799 PULCIFUR RD

Neighborhood 7 10000 schedule

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

Sale Data
Sale Date 06/28/1991
Sale Price 49,900
Sale Type Land & Buildings
Financing
Verified
Validity

Reference 1 1
Reference 2 B2374P42

Tran/Land/Bldg 1 0 0

FLOOD MAP & 5C 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.00	Acres-Secondary 2	700.00	700	100%		700
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 20,700

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,040 Sqft	Grade C 95	Base	81,457
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	691 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,905
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,565
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
1976	0	Typical	Typical	Fair	Typical	91,927
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	26%	100%	100%	23,901	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1976	20	C 95	2,528	Fair	26%	100%	100%	657
Wood Deck	1976	320	D 100	1,536	Fair	26%	100%	100%	399
Frame Garage	1976	676	C 100	12,870	Poor	65%	100%	100%	8,366
1,040 SFLA		Field1							9,422
Outbuilding Total									9,422

Acpt Land

20,700

Accepted Bldg

33,300

Total

54,000

