

Name: CHENEY, JOSHUA

CHENEY, ALEXANDREA

Map/Lot:

005-030-A

Account: 461 Card: 1 of 1

Location:

769 PULCIFUR RD

Neighborhood 7 10000 schedule

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

Sale Data
 Sale Date 11/13/2015
 Sale Price 100,000
 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 & 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
1.50	Acres-Secondary 2	700.00	1,050	100%		1,050
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.50						Land Total 21,050

Dwelling Description

Replacement Cost New

Ranch	One Story	1,242 Sqft	Grade C 100	Base	96,773
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	776 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	10,377
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
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	112,650
Functional Obsolescence						Value(Rcnld)
None						78,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1975	192	D 100	2,458	Avq-	53%	0%	100%	0
One Story Frame	2008	224	C 100	14,630	Avq.	89%	80%	100%	10,417
Masonry Garage	2008	224	C 100	5,364	Avq.	89%	100%	100%	4,774
Concrete slab	2008	224	C 100	784	Avq.	89%	100%	100%	698
1,466 SFLA		Field1				Outbuilding Total			15,889

Acpt Land 21,100 **Accepted Bldg** 94,700 **Total** 115,800

Mapleton
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Valuation Report

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	shed
12'	192sf
	16'

	16'
	ISFr/Gar/slab
14'	224sf
	ISFr/B
27'	1242sf
	46'