

Mapleton
 Name: WHITAKER, GREGORY D.
 WHITAKER, ERICA M.

Valuation Report

08/01/2019

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Account: 463 Card: 1 of 1

Map/Lot: 005-031
 Location: 735 PULCIFUR RD

Neighborhood 7 10000 schedule

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

Sale Data
 Sale Date 11/02/2015
 Sale Price 290,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

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
3.95	Acres-Secondary 2	700.00	2,765	100%		2,765
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.95						Land Total 22,765

Dwelling Description

Replacement Cost New

Contemporary	One Story	2,216 Sqft	Grade A 110	Base	241,650
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-14,784
Fin. Basement Area	1710 Sqft, Grade E	Basement Gar	None	Fin Bsmt	6,558
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,801
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,863
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	248,088
Functional Obsolescence						Value(Rcnld)
None						208,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	54	D 100	259	Avg.	84%	100%	100%	218
Wood Deck	2000	296	D 100	1,421	Avg.	84%	100%	100%	1,194
Open Frame Porch	2000	180	A 110	4,843	Avg.	84%	100%	100%	4,068
One Story Frame	2000	840	A 110	77,777	Avg.	84%	100%	100%	65,333
Unfin Basement	2000	840	A 110	11,008	Avg.	84%	50%	100%	4,624
Fin Garage	2008	1176	A 110	40,443	Avg.	89%	100%	100%	35,994
Unfin Basement	2008	1176	C 100	9,370	Avg.	89%	100%	100%	8,339
Open Frame Porch	2008	72	A 110	3,044	Avg.	89%	100%	100%	2,709
Wood Deck	2008	84	B 100	655	Avg.	89%	100%	100%	583
3,056 SFLA		Field1				Outbuilding Total			123,062

Acpt Land 22,800 **Accepted Bldg** 331,500 **Total** 354,300

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