

Mapleton
 Name: ROSS, LAURENCE E - HEIRS OF
 C/O RUTH ROSS

Valuation Report

08/01/2019

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Account: 468 Card: 1 of 1

Map/Lot: 005-032-001
 Location: 701 PULCIFUR RD

Neighborhood 7 10000 schedule

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

Sale Data
 Sale Date 05/13/2005
 Sale Price 63,900
 Sale Type Land & Buildings
 Financing FHA or VA
 Verified
 Validity Arms Length Sale

9
 Reference 1 B4120P169
 Reference 2 B2588P042B3138P185
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 5C SHORELAND ZONE 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	11,000.00	11,000	100%		11,000
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.70	Acres-Secondary 2	700.00	490	100%		490
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.70						Land Total 20,490

Dwelling Description

Replacement Cost New

Other	One Story	1,320 Sqft	Grade D 90	Base	72,743
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,623
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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			
1971	1976	Typical	Typical	Average	Typical	70,120			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	68%	100%	100%	47,682				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	45	D 90	1,224	Avq.	68%	100%	100%	832
One Story Frame	1976	169	D 90	8,371	Avq.	68%	100%	100%	5,692
Frame Shed	1976	91	E 100	430	Avq.	68%	75%	100%	219
Frame Shed	1971	240	D 100	3,072	Poor	60%	75%	100%	1,382
1,534 SFLA		Field1				Outbuilding Total			8,125
Acpt Land		20,500		Accepted Bldg		55,800		Total	76,300

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