

Mapleton
 Name: CLAIR, RICHARD O.
 CLAIR, SUSAN L.

Valuation Report

08/01/2019

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Account: 473 Card: 1 of 1

Map/Lot: 005-034-001
 Location: 507 PULCIFUR RD

Neighborhood 7 10000 schedule

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

1
 Reference 1 B1157P801
 Reference 2 B4040P007
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 5C SHORELAND ZONE 0
 Exemption(s) 2 9 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
1.95	Acres-Secondary 2	700.00	1,365	100%		1,365
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.95						Land Total 21,365

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	93,170
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	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
1975	0	Typical	Typical	Average	Typical	93,170
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		70%	100% 100%	65,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	272	D 110	1,437	Avq.	70%	100%	100%	1,006
Frame Shed	1975			----- S O U N D V A L U E -----					500
Frame Garage	1987	896	C 100	16,760	Avq.	77%	90%	100%	11,614
1,176 SFLA		Field1							13,120

Acpt Land 21,400 **Accepted Bldg** 78,300 **Total** 99,700

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