

Neighborhood 7 10000 schedule

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

Sale Data
Sale Date 04/01/1996
Sale Price 62,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2883P125
Reference 2 B2883P127

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	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

Cape Cod	One Story	936 Sqft	Grade C 100	Base	80,066
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,173
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Below Average	Typical	95,239
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	60,001	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	240	C 100	1,440	Avq-	63%	100%	100%	907
Basement Entry	1986	60	C 100	3,488	Avq-	63%	100%	100%	2,197
Frame Garage	1986	1344	C 100	24,680	Avq-	63%	100%	100%	15,548
Frame Shed	1986								300
----- S O U N D V A L U E -----									
936 SFLA		Field1							Outbuilding Total 18,952

Acpt Land 21,400 **Accepted Bldg** 79,000 **Total** 100,400

Mapleton
Name: MCGOWAN, MARK D.

Valuation Report

08/01/2019

Page 2

Account: 475

Map/Lot:

005-034-003

Location:

523 PULCIFUR RD

