

Mapleton
 Name: BALLARD, COLIN J.

Valuation Report

08/01/2019

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BALLARD, SHIRLEY A.

Map/Lot:

005-034-004&005

Account: 476 Card: 1 of 1

Location:

529 PULCIFUR RD

Neighborhood 7 10000 schedule

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

1

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 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
3.92	Acres-Secondary 2	700.00	2,744	100%		2,744
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.92						Land Total 22,744

Dwelling Description

Replacement Cost New

Cape Cod	One Story	864 Sqft	Grade D 100	Base	60,908
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-2,862
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,340
FirePlaces	0			Fireplace	0
Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	1986	Typical	Typical	Good	Typical	69,386
Functional Obsolescence						Value(Rcnld)
None		None		75%	100%	52,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	312	B 100	2,434	Good	75%	100%	100%	1,826
Frame Shed	0								500
864 SFLA		Field1		----- SOUND VALUE -----					2,326

Acpt Land 22,700 **Accepted Bldg** 54,400 **Total** 77,100

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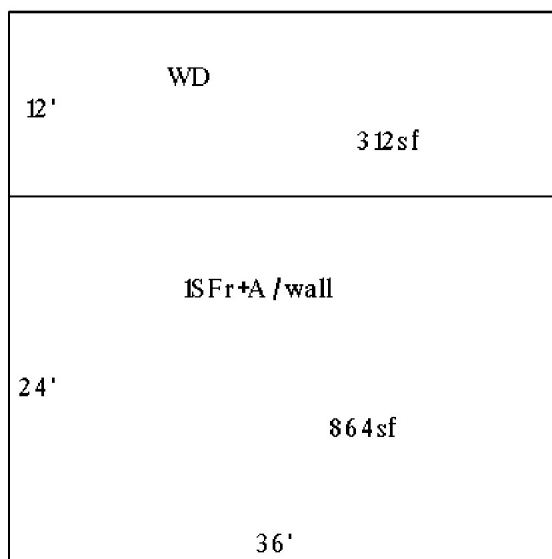
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shed