

Mapleton
 Name: COTE, MATTHEW
 COTE, AMY

Valuation Report

08/01/2019

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Account: 477 Card: 1 of 1

Map/Lot: 005-034-006
 Location: 543 PULCIFUR RD

Neighborhood 7 10000 schedule
 Zoning/Use Residential-Farm
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 1

Sale Data
 Sale Date 10/23/2008
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 B2601P268 B3706P312
 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
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

Contemporary	One Story	1,922 Sqft	Grade C 110	Base	147,291
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	961 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,994
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Above Average	Typical	169,285
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Overbuilt	None	90%	95%	100%	144,739	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	160	D 100	768	Avq+	90%	95%	100%	656
Wood Deck	1974	99	D 100	475	Avq+	90%	95%	100%	407
Wood Deck	1974	121	D 100	581	Avq+	90%	95%	100%	497
Frame Garage	1985	704	C 90	12,028	Avq.	76%	100%	100%	9,141
1,922 SFLA		Field1							10,701

Acpt Land 21,400 **Accepted Bldg** 155,400 **Total** 176,800

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