

Mapleton  
 Name: PARENT DEBRA A.

**Valuation Report**

08/01/2019

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Map/Lot:

005-034-013

Account: 481 Card: 1 of 1

Location:

593 PULCIFUR RD

Neighborhood 7 10000 schedule  
 Zoning/Use Residential-Farm  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Paved  
 9

**Sale Data**  
 Sale Date 12/28/2018  
 Sale Price 122,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B2675P178 B3401P300  
 Tran/Land/Bldg 1 0 0  
 FLOOD MAP & 5C Y Coord  
 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

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1985	1092	B 110	28,922	Ava.	76%	100%	100%	21,981
Frame Shed	2012	360	C 100	5,760	Ava.	91%	100%	100%	5,242
Living Sp/Over	0	1092	B 110	33,574	Ava.	50%	100%	100%	16,787
						Outbuilding Total			44,010

**Acpt Land** 21,400 **Accepted Bldg** 44,000 **Total** 65,400

shed

360sf

garage

1092sf