

**Valuation Report**

Account: 364 Card: 1 of 1

Location: 167 PULCIFUR RD

Neighborhood 1 8,000 schedule  
Zoning/Use Residential-Farm  
Topography  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/28/2018  
Sale Price 48,800  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1 B5763P115  
Reference 2 B3542P193  
Tran/Land/Bldg 1 1 1  
FLOOD MAP & 7C SHORELAND ZONE 0  
Exemption(s) Land Schedule 1

**Land Description**

| Units            | Method - Description | Price/Unit | Total | Fctr | Influence | Value             |
|------------------|----------------------|------------|-------|------|-----------|-------------------|
| 1.00             | Acres-Homesite       | 8,400.00   | 8,400 | 100% |           | 8,400             |
| 1.00             | # -Lot Improvements  | 7,500.00   | 7,500 | 100% |           | 7,500             |
| Total Acres 1.00 |                      |            |       |      |           | Land Total 15,900 |

**Dwelling Description**

**Replacement Cost New**

|                    |                  |              |              |            |        |
|--------------------|------------------|--------------|--------------|------------|--------|
| Conventional       | One & 1/2 Story  | 520 Sqft     | Grade D 100  | Base       | 59,646 |
| Exterior           | Wood Siding      | Masonry Trim | None         | Trim       | 0      |
| Dwelling Units     | 1 OTHER Units-0  | Roof Cover   | Sheet Metal  | Roof       | 0      |
|                    |                  |              |              |            | 0      |
| Foundation         | Brick &/or Stone | 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              | 6                |              |              |            |        |
| Bedrooms           | 3                | Add Fixtures | 1            |            |        |
| Baths              | 1                | Half Baths   | 1            | Plumbing   | 2,160  |
| 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             |      |        |             |
|-------------------------------------|-----------------------|----------|----------------------|---------------|--------------|-------------------|------|--------|-------------|
| 0                                   | 1974                  | Typical  | Typical              | Below Average | Typical      | 61,806            |      |        |             |
| Functional Obsolescence             | Economic Obsolescence | Phys. %  | Func. %              | Econ. %       | Value(Rcnld) |                   |      |        |             |
| Damage                              | None                  | 40%      | 75%                  | 100%          | 18,542       |                   |      |        |             |
| Outbuildings/Additions/Improvements |                       |          |                      |               |              |                   |      |        |             |
| Description                         | Year                  | Units    | Grade                | RCN           | Cond         | Phy               | Func | Econ   | Value Rcnld |
| One Story Frame                     | 0                     | 285      | D 100                | 14,370        | Avq-         | 40%               | 75%  | 100%   | 4,311       |
| Unfin Basement                      | 0                     | 270      | D 100                | 2,018         | Avq-         | 40%               | 75%  | 100%   | 605         |
| Open Frame Porch                    | 0                     | 198      | D 100                | 2,554         | Avq-         | 40%               | 75%  | 100%   | 766         |
| Frame Garage                        | 0                     | 312      | C 100                | 6,434         | Avq.         | 50%               | 100% | 100%   | 3,217       |
| Frame Shed                          | 2007                  | 210      | C 100                | 3,360         | Avq.         | 88%               | 75%  | 100%   | 2,218       |
| Frame Shed                          | 2007                  | 48       | C 100                | 768           | Avq.         | 88%               | 100% | 100%   | 676         |
| Encl Frame Porch                    | 2015                  | 96       | D 100                | 3,387         | Avq-         | 87%               | 100% | 100%   | 2,947       |
| 1,065 SFLA                          |                       | Field1   |                      |               |              | Outbuilding Total |      |        | 14,740      |
| <b>Acpt Land</b>                    |                       | 15,900   | <b>Accepted Bldg</b> |               | 33,300       | <b>Total</b>      |      | 49,200 |             |

