

Mapleton
 Name: LOVELY, TAYLOR
 LOVELY, KIM

Valuation Report

08/01/2019

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Account: 382 Card: 1 of 1

Map/Lot: 004-042-B
 Location: 474 PULCIFUR RD

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

Sale Data
 Sale Date 04/26/2017
 Sale Price 36,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FLOOD MAP & 5C 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	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.50	Acres-Secondary 2	700.00	350	100%		350
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.50						17,750

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	980 Sqft	Grade C 100	Base	82,468
Exterior	Composition	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	1 CAR	Fin Bsmt	1,500
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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
1974	0	Typical	Typical	Average	Typical	83,968
Functional Obsolescence						Value(Rcnld)
None		None		70%	100%	58,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1974	160	C 100	2,798	Avg.	70%	100%	100%	1,959
2S Frame Garage	1974	504	C 100	14,744	Avg.	70%	100%	100%	10,321
Living Sp/Over	1974	504	C 100	10,836	Avg.	70%	100%	100%	7,585
980 SFLA		Field1				Outbuilding Total			19,865

Accpt Land

17,800

Accepted Bldg

78,600

Total

96,400

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