

**Valuation Report**

Account: 460 Card: 1 of 1

Location: 783 PULCIFUR RD

Neighborhood 7 10000 schedule

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

**Sale Data**  
 Sale Date 04/18/2003  
 Sale Price 15,000  
 Sale Type Land & Buildings  
 Financing  
 Verified  
 Validity

Reference 1 B3789P233  
 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
1.00	Acres-Secondary 2	700.00	700	100%		700
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 20,700

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,392 Sqft	Grade C 110	Base	161,643
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,970
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,436	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Modern	Modern	Average	Typical	164,613	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	156,382

**Acpt Land** 20,700 **Accepted Bldg** 156,400 **Total** 177,100

