

Mapleton  
 Name: GALLAGHER, MICHAEL R.  
 GALLAGHER, MELISSA S.

**Valuation Report**

08/01/2019

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Account: 464 Card: 1 of 1

Map/Lot: 005-031-A  
 Location: 755 PULCIFUR RD

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

**Sale Data**  
 Sale Date 11/28/2012  
 Sale Price 148,400  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 B5128P328 B5205P170  
 Tran/Land/Bldg 1 1 1  
 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	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.00					Land Total	20,000

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	1,072 Sqft	Grade B 100	Base	113,739
Exterior	Wood Siding	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	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,510
Attic	Full Finished			Attic	22,175
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Typical	Typical	Average	Typical	143,168			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		82%	100% 100%	117,398			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1995			11,950	Avq.	83%	100%	100%	200
Frame Garage	1997	624	C 100	4,854	Avq.	86%	100%	100%	9,918
Encl Frame Porch	2003	126	C 100	728	Avq.	86%	100%	100%	4,174
Patio	2003	208	C 100	546	Avq.	86%	100%	100%	626
Wood Deck	2003	91	C 100	3,076	Avq.	88%	90%	100%	470
Basement Entry	2007	40	C 100						2,436
1,072 SFLA		Field1							17,824
<b>Acpt Land</b>		20,000		<b>Accepted Bldg</b>		135,200		<b>Total</b>	155,200

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