

CITY OF LACONIA HERITAGE COMMISSION
Wednesday, February 10, 2021 - 5:00 PM
City Hall - Armand A. Bolduc City Council Chamber
AGENDA

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting is to be conducted electronically.

The public has access to listen to and participate in this meeting by using the following link: Zoom Meeting and entering the password. You MUST be Using the Zoom App on an Enabled Device to Participate in the Meeting at the Appropriate time(s).

Webinar ID: 819 7776 2911
Webinar Password: 253427

Listen only: Call 1-646-558-8656 or 1-301-715-8592. Using this option ONLY allows you to Listen to the Meeting With NO Opportunity to Participate.

For problems, please call 603-524-3877 ext. 249 or email planning@laconianh.gov

1. Call to order
2. Salute to the flag
3. Roll call
4. Recording secretary
5. Staff in attendance
6. Acceptance of Minutes from previous meeting
 - 6.I. Acceptance of Minutes from November 12 AND December 9
7. City Council Liaison Report
8. Planning Board update
9. Old business
 - 9.I. Update on 76 Lakeside Ave
10. New business
 - 10.I. 196 Paugus Park Road

Documents:

[196 PAUGUS PARK RD.PDF](#)

- 10.II. 350 Lakeside Ave

Documents:

[350 LAKESIDE.PDF](#)

11. Public comment
12. Other business

13. Adjournment

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so that the City can make any necessary arrangements.

DEMOLITION PERMIT Application

Laconia Code Enforcement Department
 Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1960

DATE: January 13, 2021

RECEIVED

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

JAN 13 2021

CODE ENFORCEMENT

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: 196 AUGUS PARK ROAD	SQUARE FOOTAGE of STRUCTURE 98071
OWNER'S NAME & MAILING ADDRESS: STEPHEN (STEVE) STARR 815 EDWARDS ROAD FRAMINGHAM MA 01701	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: 508.380.7880	VALUE: \$736,000 (ASSESSORS)
SCOPE OF WORK: DEMOLISH EXISTING STRUCTURE (SINGLE FAMILY) TO FACILITATE CONSTRUCTION OF NEW SINGLE FAMILY DWELLING	

CONTRACTOR'S NAME: Stephen Starr	CONTRACTOR'S TELEPHONE NO: 508.380.7880
CONTRACTOR'S ADDRESS: 815 EDWARDS ROAD, FRAMINGHAM MA 01701	STEPHEN STARR CO JAN 2021

FORMER USE OF BUILDING

ONE/TWO-FAM. MULTI-FAM. COMMERCIAL STORAGE OTHER

APPROXIMATE START DATE: 6/2021 APPROXIMATE FINISH DATE: 12/21

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
STARR STEPHEN PAUL 815 EDMANDS RD FRAMINGHAM MA 01701		1 Level	3 Public Sewer	1 Paved	2 Light	Description	Code	Appraised	Assessed	
			5 Well			RESIDNTL	1013	123,600	123,600	
		SUPPLEMENTAL DATA				RES LAND	1013	634,500	634,500	
		Alt Prcl ID 45 178 38	OWNOCC N	ZONE 2 SPOD	ZONE 2 % 100	RESIDNTL	1013	5,500	5,500	
		REVIEW		WARD WARD 6						
		ZONE 1 RS								
		ZONE 1 % 100								
		GIS ID 300-178-3		Assoc Pid#						
						Total		763,600	763,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
STARR STEPHEN PAUL	3006	0882	12-04-2015	U	I	0	38	Year	Code	Assessed	Year	Code	Assessed
START REALTY TRUST	2562	0504	04-24-2009	U	I	100	38	2020	1013	123,600	2019	1013	129,000
STARR JEAN P	1446	0194	12-05-1997	Q	I	175,000	00		1013	634,500	2018	1013	549,900
WEBSTER FRED L	1367	0373	02-28-1996	U	I	0	1J		1013	5,500		1013	5,500
F E D REALTY TRUST	1115	0990	11-01-1989	Q	I	4,000	00						
								Total		763,600	Total		684,400
											Total		597,500

EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	Number	Amount
		Total	0.00				

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	Cyclical Group	TIF District	Appraised Bldg. Value (Card)	122,700
0001		A		Appraised Xf (B) Value (Bldg)	900
				Appraised Ob (B) Value (Bldg)	5,500
				Appraised Land Value (Bldg)	634,500
				Special Land Value	0
				Total Appraised Parcel Value	763,600
				Valuation Method	C
				Total Appraised Parcel Value	763,600

NOTES		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
2X8X18 GRAY IA BMT 100 RRM 25 0 A		Permit Id	Issue Date	Date	Id
AREA PER TAX MAP SANDY LEVEL SHORE		428-99	11-19-1999	07-19-2017	KRT
WELL ADDED 11/1/2015				04-13-2016	BD
				05-31-2011	BK
				10-17-2010	KL
				07-19-2010	PM
				02-19-2008	DD
				05-15-2007	JM

LAND LINE VALUATION SECTION													Notes		Location Adjustmen		Adj Unit P	Land Value
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj						
1	1013	SFR WATER M	SPO			9,148 SF	4.62	1.00000	5	1.00	PB1	15.000			1.0000	69.36	634,500	
1	1013	SFR WATER M	SPO			60 FF	0	1.00000	0	1.00	PB1	15.000			0.0000	0	0	
						Total Card Land Units	0.21	SF	Parcel Total Land Area				0.21			Total Land Value	634,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		175,310			
Year Built		1960			
Effective Year Built		1990			
Depreciation Code		AV			
Remodel Rating					
Year Remodeled					
Depreciation %		30			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1.000			
Condition					
Condition %					
Percent Good		70			
RCNLD		122,700			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

5 BAS	BAS URB	28	
10			10
17		28	
	BAS SFB	28	
5			
4 WDK			
4		22	22
		28	
	WDK FOP	28	
8			8
		28	
2 WDK		28	2

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	144	12.00	1960	F	25		0.00	400
DCK1	DOCKS-RES	L	260	30.00	1960	F	25		0.00	2,000
DCK1	DOCKS-RES	L	116	30.00	1999	VG	90		0.00	3,100
FPL	FIREPLACE	B	1	1300.00	1994		70		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	981	981	981	107.49	105,448
FOP	Porch, Open, Finished	0	224	45	21.59	4,837
SFB	Base, Semi-Finished	0	616	370	64.56	39,771
URB	Basement, Unfinished, Raised	0	280	84	32.25	9,029
WDK	Deck, Wood	0	296	30	10.89	3,225
Ttl Gross Liv / Lease Area		981	2,397	1,510		162,310



DEMOLITION PERMIT Application

Laconia Code Enforcement Department
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: <u>1946</u>

DATE: <u>1/25/2021</u>

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demolition permit will be issued, and NO actual demolition can occur until after the Commission's decision.

RECEIVED
JAN 25 2021
Planning/Zoning
City of Laconia

JAN 25 2021 Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: <u>350 LAKESIDE AVE</u>	SQUARE FOOTAGE of STRUCTURE <u>780 sq ft.</u>
OWNER'S NAME & MAILING ADDRESS: <u>Wade Burchett 1010 LINDEN WAY CHALFONT, PA 18914</u>	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: <u>215-896-9560</u>	VALUE: <u>\$50,000.00</u>
SCOPE OF WORK: <u>Demolish entire ^{POST OFFICE} building in preparation for new build, same footprint; remove debris</u>	

CONTRACTOR'S NAME: <u>TBD</u>	CONTRACTOR'S TELEPHONE NO:
CONTRACTOR'S ADDRESS:	

FORMER USE OF BUILDING post-office / commercial - currently vacant

ONE/TWO FAM. MULTI-FAM. COMMERCIAL STORAGE OTHER

APPROXIMATE START DATE: March 2021 APPROXIMATE FINISH DATE: April 2021

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information
→

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
BURCHELL WADE C & BARANAK CHRISTINE C 1010 LINDEN WY		4 Rolling	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	
			2 Public Water			RESIDNTL	1010	80,000	80,000	
SUPPLEMENTAL DATA						RESIDNTL	1010	1,300	1,300	
CHALFONT PA 18914		Alt Prcl ID 94 127 12 OWNOCC N			ZONE 2 ZONE 2 % WARD WARD 1	COMMERC.	3250	17,600	17,600	
		REVIEW ZONE 1 CR ZONE 1 % 100				COM LAND	3250	93,000	93,000	
		GIS ID 145-127-39			Assoc Pid#	Total		191,900	191,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BURCHELL WADE C &	3192	0383	08-28-2018	U	I	305,000	21	Year	Code	Assessed	Year	Code	Assessed			
DEARBORN 2013 FAMILY TRUST	2849	0937	05-23-2013	U	I	4,000	44	2020	1010	80,000	2019	1010	86,700			
DEARBORN JAMES L & BRENDA J	2599	0814	10-01-2009	Q	I	190,000	00		1010	1,300		1010	1,300			
ABDULLA GEORGE J & GEORGETTE	1464	0811	04-22-1998	Q	I	155,000	00		3250	17,600		3250	17,600			
COOK ALAN M	0828	0767	09-07-1982	U	I	0			3250	93,000		3250	93,000			
Total								191,900		Total		198,600		Total		202,200

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
		Total	0.00					Appraised Bldg. Value (Card) 97,600				
						Appraised Xf (B) Value (Bldg) 0						
						Appraised Ob (B) Value (Bldg) 1,300						
						Appraised Land Value (Bldg) 93,000						
						Special Land Value 0						
						Total Appraised Parcel Value 191,900						
						Valuation Method C						
						Total Appraised Parcel Value 191,900						

ASSESSING NEIGHBORHOOD		Cyclical Group		TIF District		ID Code	
Nbhd	Nbhd Name						
0001		B		TIF3			

NOTES							
NC=CHECK FOR RENOS ON BLDG 1				F: CRAWL I: TYPICAL			
FUNC=SIZE NO INCOME				ELECT: 03-TYPICAL			
				GREY			
CRAWL							
LAND AREA PER DEED							

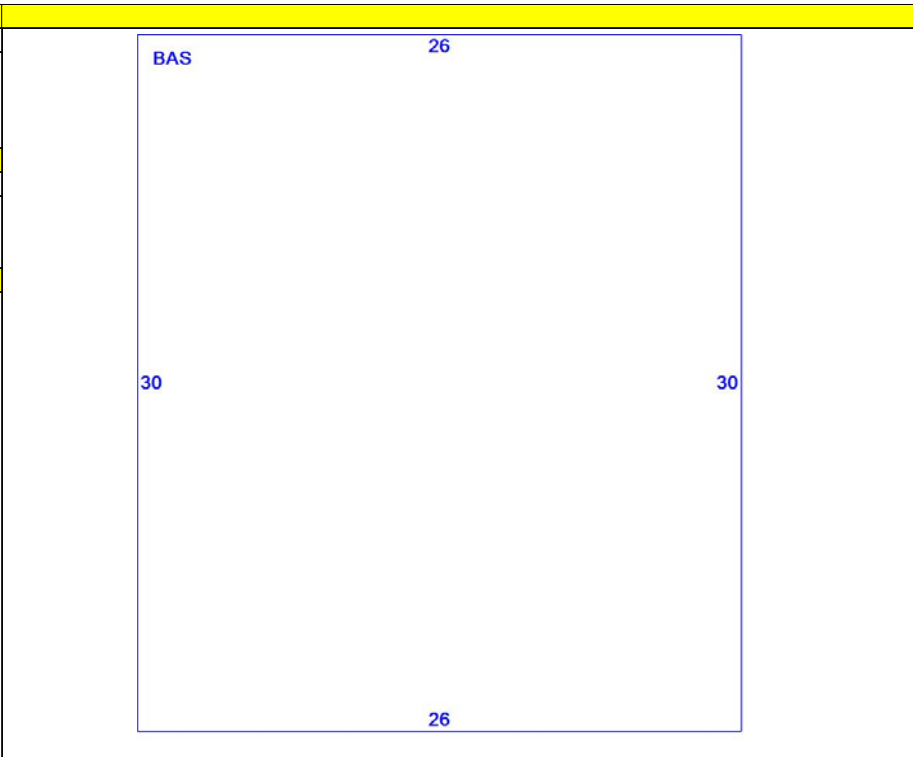
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
2018-00264	09-12-2018	25	ROOF NEW	1,000	02-22-2019	100		NEW ASPHALT SHINGLES (G	02-22-2019	TB	S		03	MEAS & INSPC	
									06-16-2010	JW			32	COM FIELD REVIEW	
									12-16-2009	PR			03	MEAS & INSPC	
									12-16-2009	PR			02	MEASURED	
									09-20-2008	CM			14	INSPECTED	
									09-04-2008	CM			02	MEASURED	
									08-14-1998	TS			04	INFO AT DOOR	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3251	STORE/SHOP	CR			13,878 SF	3.35	1.00000	5	1.00	LAKE	2.000		0	6.7	93,000	
Total Card Land Units						0.32	AC	Parcel Total Land Area:						0.32	Total Land Value		93,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	94	Commercial			
Grade	01	Minimum			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	01	Dirt/None			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	325I	STORE/SHOP MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	.5				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	325I				
			RCN		50,292
			Year Built		1946
			Effective Year Built		1960
			Depreciation Code		VP
			Remodel Rating		
			Year Remodeled		
			Depreciation %		60
			Functional Obsol		5
			External Obsol		
			Trend Factor		1,000
			Condition		NC
			Condition %		0
			Percent Good		35
			RCNLD		17,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	780	780	780	64.48	50,292	
Ttl Gross Liv / Lease Area		780	780	780		50,292	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
BURCHELL WADE C & BARANAK CHRISTINE C 1010 LINDEN WY		4 Rolling	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	
			2 Public Water			RESIDNTL	1010	80,000	80,000	
CHALFONT PA 18914		SUPPLEMENTAL DATA				RESIDNTL	1010	1,300	1,300	
		Alt Prcl ID 94 127 12 OWNOCC N				COMMERC.	3250	17,600	17,600	
		REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 145-127-39				COM LAND	3250	93,000	93,000	
				ZONE 2 ZONE 2 % WARD WARD 1						
				Assoc Pid#	Total 191,900 191,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BURCHELL WADE C &	3192	0383	08-28-2018	U	I	305,000	21	Year	Code	Assessed	Year	Code	Assessed
DEARBORN 2013 FAMILY TRUST	2849	0937	05-23-2013	U	I	4,000	44	2020	1010	80,000	2019	1010	86,700
DEARBORN JAMES L & BRENDA J	2599	0814	10-01-2009	Q	I	190,000	00		1010	1,300	2018	1010	77,700
ABDULLA GEORGE J & GEORGETTE	1464	0811	04-22-1998	Q	I	155,000	00		3250	17,600		3250	1,300
COOK ALAN M	0828	0767	09-07-1982	U	I	0			3250	93,000		3250	30,200
								Total	191,900	Total	198,600	Total	202,200

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

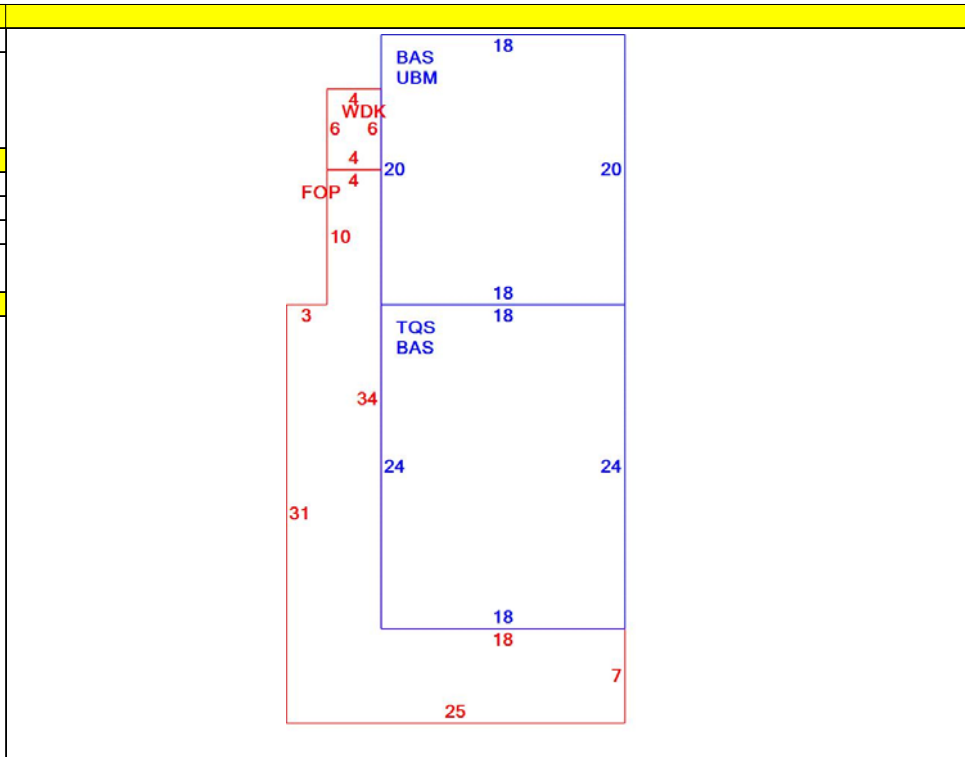
ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code	Appraised Bldg. Value (Card)				
0001		B	TIF3		97,600				
					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	1,300			
					Appraised Land Value (Bldg)	93,000			
					Special Land Value	0			
					Total Appraised Parcel Value	191,900			
					Valuation Method	C			
					Total Appraised Parcel Value	191,900			

NOTES									
TQS PART HEATED UBM, LOW, DIRT									
FLOOR TQS BOWED									
UPDATED KIT, FAIR									
UPDATED WIN 2001									
LT GREY, IA, EA 12/09									
RENTER, NO SALE INFO 12/09									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
2	1010	SINGLE FAM M	CR			0 SF	0	1.00000	5	1.00	50	1.150		0.0000	0	0		
Total Card Land Units						0.00	SF	Parcel Total Land Area						0.32	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1.75	1 3/4 Stories			
Occupancy:	1				
Exterior Wall 1:	07	Asbest Shingle			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	04	Plywood Panel			
Interior Wall 2:	03	Plastered			
Interior Flr 1:	12	Hardwood			
Interior Flr 2:	20	Wood Laminate			
Heat Fuel:	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms:	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
CONDO DATA					
Parcel Id		C		Owne	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		133,380			
Year Built		1930			
Effective Year Built		1980			
Depreciation Code		AV			
Remodel Rating					
Year Remodeled					
Depreciation %		40			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1.000			
Condition					
Condition %					
Percent Good		60			
RCNLD		80,000			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	432	12.00	1940	F	25		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	97.38	77,125
FOP	Porch, Open, Finished	0	383	77	19.58	7,498
TQS	Three Quarter Story	324	432	324	73.04	31,551
UBM	Basement, Unfinished	0	360	72	19.48	7,011
WDK	Deck, Wood	0	24	2	8.11	195
Ttl Gross Liv / Lease Area		1,116	1,991	1,267		123,380

