

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
PHIPPEN CHARLES H ANDREASSI JEANINE K 5 HOLLY PL		2 Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
WILTON, CT 06897 Additional Owners:			6 Septic			RES LAND	1-1	460,000	322,000
		SUPPLEMENTAL DATA				RES EXCES	1-2	1,200	840
Other ID: 3436 1		Legal Notes				DWELLING	1-3	329,300	230,510
Taxable/Exem 1		Legal Notes				Total		790,500	553,350
Fire Distric 1		Legal Notes				<div style="text-align: center;"> <p>6161 WILTON, CT</p> <p>VISION</p> </div>			
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
PHIPPEN CHARLES H		1912/0089	12/08/2006	Q	I	981,200	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
BOEHM MARGARET M & FREDERICK T		1783/0277	05/13/2005	U	I	0	QC	2018	1-1	322,000	2018	1-1	322,000	2018	1-1	322,000						
BOEHM MARGARET M		1088/0145	03/24/1998	U	I	0	00	2018	1-2	840	2018	1-2	840	2018	1-2	840						
BOEHM, FREDERICK T + MARGARET M		0287/0099	09/30/1977	Q	I	143,000	00	2018	1-3	230,510	2018	1-3	230,510	2018	1-3	230,510						
Total:								553,350			Total:			553,350			Total:			553,350		

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

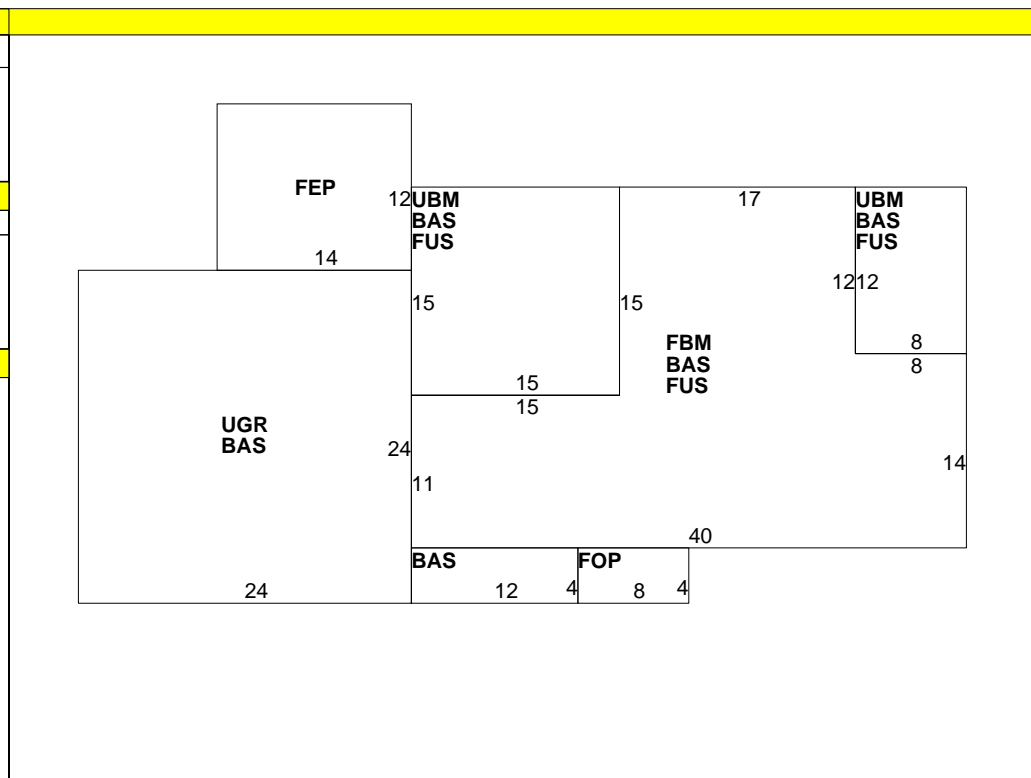
ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES										APPRAISED VALUE SUMMARY							
IG										Appraised Bldg. Value (Card)							329,300
2-4 FIXT BTH										Appraised XF (B) Value (Bldg)							0
PDAS										Appraised OB (L) Value (Bldg)							0
GATED 10/2/07										Appraised Land Value (Bldg)							461,200
										Special Land Value							0
										Total Appraised Parcel Value							790,500
										Valuation Method:							C
										Adjustment:							0
										Net Total Appraised Parcel Value							790,500

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result		
016279	09/28/1999		FSP TO FEP	2,000	12/29/1999	100	12/29/1999	CO#06129	10/17/2017			WG	23	Field Review Change		
									07/21/2017			GS	61	Data Mailer No Change		
									08/02/2007			LG	00	Measur+Listed		
									03/11/1993			NR	00	Measur+Listed		

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	1-1	Residential	R-2				87,120 SF	4.80	1.0000	5	1.0000	1.00	06	1.10				1.00		460,000
1	1-2	Res Excess	R-2				0.03 AC	40,000.00	1.0000	0	1.0000	1.00		0.00				1.00		1,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1			MIXED USE			
Exterior Wall 1	26		Aluminum Sidng	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			122.13
Interior Wall 1	05		Drywall	Replace Cost			401,547
Interior Wall 2				AYB			1977
Interior Flr 1	12		Hardwood	EYB			1999
Interior Flr 2	14		Carpet	Dep Code			G
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	03		Central	Dep %			18
Total Bedrooms	04		4 Bedrooms	Functional Obslnc			0
Total Bthrms	2			External Obslnc			0
Total Half Baths	1			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	9			% Complete			
Bath Style	02		Average	Overall % Cond			82
Kitchen Style	03		Remodeled	Apprais Val			329,300
Elevator				Dep % Ovr			0
Fireplaces	1			Dep Ovr Comment			
Sauna				Misc Imp Ovr			0
Spa/Jet Tub				Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr			0
Cath. Ceil				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,664	1,664			203,216	
FBM	Basement, Finished	0	719			30,776	
FEP	Enclosed Porch	0	168			14,411	
FOP	Open Porch	0	32			733	
FUS	Upper Story, Finished	1,040	1,040			127,010	
UBM	Basement, Unfinished	0	321			7,816	
UGR	Garage, Under	0	576			17,586	
Ttl. Gross Liv/Lease Area:		2,704	4,520			401,547	



WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statutes Section 12-111, BAA applications must be **RECEIVED** by the Assessor's Office no later than **March 20, 2020**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

Owner's Information:

Property Owner(s): Charles Phippen and Jeanine Andraess

Property Owner will be represented by: Charles + Jeanine

NOTE: If agent is used a signed authorization form from the property owner is required.

Correspondence:

Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):

Name: Charles Phippen

Address: 5 Holly Place

Wilton CT 06897

Phone: 203 822 3122

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 85 Lot: 45 Account #: 000471

Property Location: 5 Holly Place

Property Type: Residential: Commercial:

Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary)

We are asking that our property taxes be lower due to several factors. (1) The neighborhood # is not accurate (2) the build quality is not accurate. The appraisal went up by over \$100,000 in 2017-2018 and we didn't do anything.

Appellant's estimate of Market Value as of October 1, 2017: \$ 670,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 469,000
(70% of market value)

Signature:

By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.

Signature

RECEIVED

Date Signed

3/7/20

Printed Name of Signer

MAR 12 2020

owner

ASSESSOR'S OFFICE







Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020

FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

Petition to Wilton Town, Tax Assessment

<p>Petition summary and background</p>	<p>5 Holly Place in Wilton, CT is classified as a "6" for neighborhood which according to some sources could be causing a 10% premium in property taxes. This does not make sense given that all surrounding streets are 4 to 5's. Streets that are clearly superior in all aspects are labelled as a 6 including Pheasant Run, Keeler's Ridge and Riding Club Road. Our street has many undesirable geological features affecting usability of the owners' properties including rock formations, wetlands and water drainage issues from higher elevations.</p> <p>Finally, and maybe most importantly our street is directly adjacent to the Cell tower on Fenwood Lane which is a 4 neighborhood. There is copious amount of research on how cell towers reduce the land value they are near.</p> <p>"The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.</p> <p>All other streets directly around Holly place like Old Nursery Dr, McFadden Dr, Chessor Lane, Range Rd, Vale View, Bob White are all 4's or 5's. More importantly, Bittersweet Trail which leads to our 75 foot street is also a 5 neighborhood.</p> <p>In conclusion, there is no justification that could be made for Holly Place to be classified as a 6 street given the above factors.</p> <p>We are asking the town to change our neighborhood status to a "5" which we think is the accurate classification.</p>
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Printed Name	Signature	Address	Comment	Date
Lei Shi		1 Holly Pl		3/5/20
Sanne Katz		6 Holly Pl		3/5/20
Catherine S. Addisonville		4 Holly Place		3/5/20
DANNA & JAMES ANNOLD		9 Holly Place		3.5.2020
Quincy & Denise Rippen		5 Holly Place		3-6-20
Elizabeth Elliott		2 Holly Place		3-8-20

14 INDIAN ROCK PL

Location 14 INDIAN ROCK PL

Mblu 38 / 28/2 /

Acct# 002031

Owner MORABITO SARA &

Assessment \$462,560

Appraisal \$660,800

PID 1854

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$227,800	\$433,000	\$660,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$159,460	\$303,100	\$462,560

Owner of Record

Owner MORABITO SARA &
Co-Owner LIO ANTONIA
Address 14 INDIAN ROCK PL
WILTON, CT 06897

Sale Price \$0
Certificate
Book & Page 2476/0138
Sale Date 07/17/2017
Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORABITO SARA &	\$0		2476/0138	QC	07/17/2017
MORABITO SARA	\$650,000		2468/0378	WD	03/02/2017
DHAM SANJEEV	\$640,000		2248/0082	WD	04/30/2012
MORVAY LILIAN A	\$0		1275/0018	QC	05/01/2001
INJEIAN, PHILLIP M	\$366,000		0795/0200	00	07/02/1992

Building Information

Building 1 : Section 1

Year Built: 1986

Building Photo

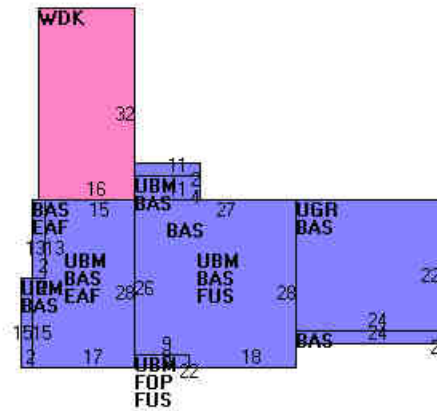
Living Area: 2,880
Replacement Cost: \$293,001
Building Percent Good: 77
Replacement Cost Less Depreciation: \$225,600



(http://images.vgsi.com/photos/WiltonCTPhotos//00\00\48\40.jpg)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1854_1854.jpg)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,886	1,886
FUS	Upper Story, Finished	756	756
EAF	Attic, Expansion, Finished	476	238
FOP	Open Porch	18	0
UBM	Basement, Unfinished	1,280	0
UGR	Garage, Under	528	0
WDK	Wood Deck	512	0
		5,456	2,880

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.37
Frontage
Depth
Assessed Value \$303,100
Appraised Value \$433,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			160 S.F.	\$1,900	1
LNT	Lean To			112 S.F.	\$300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$227,800	\$433,000	\$660,800
2018	\$227,800	\$433,000	\$660,800
2018	\$227,800	\$433,000	\$660,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$159,460	\$303,100	\$462,560
2018	\$159,460	\$303,100	\$462,560
2018	\$159,460	\$303,100	\$462,560

40 GRANITE DR

Location 40 GRANITE DR

Mblu 39 / 28 /

Acct# 004167

Owner HANAUER CAROLINE &
MICHAEL

Assessment \$456,120

Appraisal \$651,600

PID 1911

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$233,400	\$418,200	\$651,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$163,380	\$292,740	\$456,120

Owner of Record

Owner HANAUER CAROLINE & MICHAEL
Co-Owner
Address 40 GRANITE DR
WILTON, CT 06897

Sale Price \$650,000
Certificate
Book & Page 2472/0409
Sale Date 05/12/2017
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HANAUER CAROLINE & MICHAEL	\$650,000		2472/0409	SW	05/12/2017
GOWRINATHAN SANKARAN	\$0		2105/0114	QC	03/10/2010
GOWRINATHAN SANKARAN AS TR	\$0		2059/0277	QC	06/08/2009
GOWRINATHAN SANKARAN	\$0		2091/0102	PO	03/16/2009
GOWRINATHAN SANKARAN	\$688,500		1273/0325	SW	04/25/2001

Building Information

Building 1 : Section 1

Building Photo

Year Built: 1984
Living Area: 2,686
Replacement Cost: \$305,991
Building Percent Good: 76
Replacement Cost Less Depreciation: \$232,600

Building Attributes

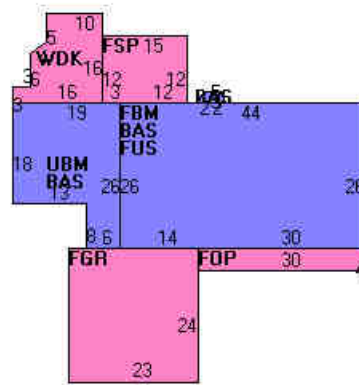
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	9
Bath Style:	Remodeled
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos//00\00\09\28.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1911_1911.jpg)

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	1,542	1,542
FUS	Upper Story, Finished	1,144	1,144
FBM	Basement, Finished	1,144	0
FGR	Garage	552	0
FOP	Open Porch	120	0
FSP	Screen Porch	180	0
UBM	Basement, Unfinished	390	0
WDK	Wood Deck	199	0
		5,271	2,686

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2
Frontage
Depth
Assessed Value \$292,740
Appraised Value \$418,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio			144 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$233,400	\$418,200	\$651,600
2018	\$233,400	\$418,200	\$651,600
2018	\$233,400	\$418,200	\$651,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$163,380	\$292,740	\$456,120
2018	\$163,380	\$292,740	\$456,120
2018	\$163,380	\$292,740	\$456,120

49 BITTERSWEET TR

Location 49 BITTERSWEET TR

Mblu 85 / 45/5 /

Acct# 005352

Owner O'SULLIVAN TERENCE K &
GINA

Assessment \$493,640

Appraisal \$705,200

PID 4530

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$285,000	\$420,200	\$705,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$199,500	\$294,140	\$493,640

Owner of Record

Owner O'SULLIVAN TERENCE K & GINA
Co-Owner
Address 49 BITTERSWEET TR
WILTON, CT 06897

Sale Price \$447,500
Certificate
Book & Page 1061/0155
Sale Date 09/26/1997
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
O'SULLIVAN TERENCE K & GINA	\$447,500		1061/0155	00	09/26/1997
SULLIVAN, MARCIA J	\$0		0736/0235	00	01/10/1991

Building Information

Building 1 : Section 1

Year Built: 1977
Living Area: 2,656
Replacement Cost: \$344,250
Building Percent Good: 82

Replacement Cost
Less Depreciation:

\$282,300

Building Attributes

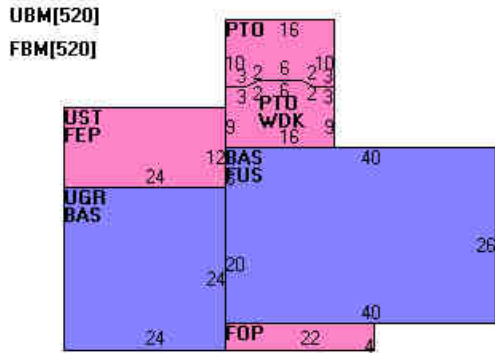
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//00\00\01\89.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4530_4530.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,616	1,616	
FUS	Upper Story, Finished	1,040	1,040	
FBM	Basement, Finished	520	0	
FEP	Enclosed Porch	288	0	
FOP	Open Porch	88	0	
PTO	Patio	304	0	
UBM	Basement, Unfinished	520	0	
UGR	Garage, Under	576	0	
UST	Utility, Storage, Unfinished	288	0	
WDK	Wood Deck	152	0	
		5,392	2,656	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.26
Frontage
Depth
Assessed Value \$294,140
Appraised Value \$420,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			192 S.F.	\$2,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$285,000	\$420,200	\$705,200
2018	\$285,000	\$420,200	\$705,200
2018	\$285,000	\$420,200	\$705,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$199,500	\$294,140	\$493,640
2018	\$199,500	\$294,140	\$493,640
2018	\$199,500	\$294,140	\$493,640

116 THUNDER LAKE RD

Location 116 THUNDER LAKE RD

Mblu 26 / 1 / 1

Acct# 002109

Owner FRITZ STEPHEN W & DENISE

Assessment \$481,880

Appraisal \$688,400

PID 1146

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$265,400	\$423,000	\$688,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$185,780	\$296,100	\$481,880

Owner of Record

Owner FRITZ STEPHEN W & DENISE

Sale Price \$700,000

Co-Owner

Certificate

Address 116 THUNDER LAKE RD
WILTON, CT 06897

Book & Page 2467/0117

Sale Date 02/03/2017

Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FRITZ STEPHEN W & DENISE	\$700,000		2467/0117	SW	02/03/2017
SMITH ANDREW T & LAURA M	\$845,000		1859/0126	WD	03/24/2006
GREEN WILLIAM L & LESLIE D	\$423,000		0547/0047	00	06/18/1986

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 2,792
Replacement Cost: \$347,052
Building Percent Good: 76

**Replacement Cost
Less Depreciation:**

\$263,800

Building Attributes

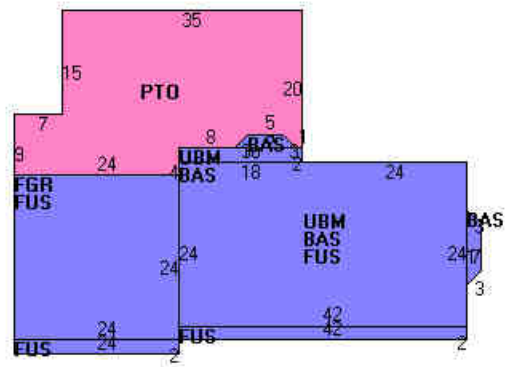
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//A00\00\61\81.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1146_1146.jpg)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,716	1,716
BAS	First Floor	1,076	1,076
FGR	Garage	576	0
PTO	Patio	817	0
UBM	Basement, Unfinished	1,044	0
		5,229	2,792

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.12
Frontage
Depth
Assessed Value \$296,100
Appraised Value \$423,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			104 S.F.	\$1,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$265,400	\$423,000	\$688,400
2018	\$265,400	\$423,000	\$688,400
2018	\$265,400	\$423,000	\$688,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$185,780	\$296,100	\$481,880
2018	\$185,780	\$296,100	\$481,880
2018	\$185,780	\$296,100	\$481,880