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## Board of Assessor Meeting for December 16, 2021 Agenda

A meeting of the Board of Assessors is scheduled for Thursday December 16, 2021 at 9:00AM  
At the Nashua City Hall, 3<sup>rd</sup> Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/82248785345?pwd=NmMzSThlaGwzcnhLNTY2T0wxVEZ2UT09>

Meeting ID: **822 4878 5345** Passcode: **989839**

Join Zoom Meeting by telephone: **1-929-205-6099**

This meeting will also be broadcast on Comcast Channel 16.

If anybody has a problem accessing the meeting or Channel 16, please call **603-589-3026** and they will help you connect.

- **First Meeting of 2022.**
- **Motion:**
  - ✚ **To approve minutes of the public and non-public sessions of the Board of Assessors meeting on Thursday, December 16, 2021**
- **Communications:**
  - ✚ **Rick Vincent— Department Update**
- **New Business Items:**
  - ✚ **Jennifer Zins—In-house correction**
- **Unfinished Business**
  - ✚ **None**
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**
- **Signature Items**

# **City of Nashua Assessing Department**



**Board of Assessors  
Meeting  
January 6, 2022**



# THE CITY OF NASHUA

"The Gate City"

*Administrative Services Division*

*Assessing Department*

## Board of Assessor Meeting for January 6, 2022 Agenda

A meeting of the Board of Assessors is scheduled for Thursday January 6, 2022 at 9:00AM  
At the Nashua City Hall, 3<sup>rd</sup> Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/81605690286?pwd=VG1BZkZoZWVVOZlY5SVNPZzNW5Gg3UT09>

Meeting ID: 816 0569 0286 Passcode: 660315  
Join Zoom Meeting by telephone: 1-929-205-6099

This meeting will also be broadcast on Comcast Channel 16.  
If anybody has a problem accessing the meeting or Channel 16, please call 603-589-3026 and they will help you connect.

- **First Meeting of 2022.**
- **Motion:**
  - ✦ To approve minutes of the public and non-public sessions of The Board of Assessors Meeting on Thursday, December 16, 2021
- **Communications:**
  - ✦ None
- **New Business Items:**
  - ✦ Jennifer Zins—In-house corrections
- **Unfinished Business:**
  - ✦ None
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session:**
  - ✦ Signature Items

**Public Minutes of the Board of Assessors  
Meeting of December 16, 2021**

A meeting of the Board of Assessors was held on Thursday, December 16, 2021 in the 3<sup>rd</sup>-Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Chairman Daniel Hansberry

**Members Present:**

Daniel Hansberry      Robert Earley      Paul Bergeron

**Assessing Staff Present:**

Richard Vincent      Greg Turgiss      Lindsay Monaghan

**Other City of Nashua Staff Present:**

Diane Veino

**Non-City Staff Present:**

June Perry, Vision Government Solutions      Mike Tarello, Vision Government Solutions

**Chairman Dan Hansberry**

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, December 16, 2021. Let the record show that present from the Board are Robert Earley, Paul Bergeron, and myself, Daniel Hansberry.

**MOTION BY** Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on December 2, 2021 until the December 16 meeting, accept them and place them on file.

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

**MOTION BY** Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on December 2, 2021, accept them and place them on file

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

**NEW BUSINESS:**

- Chief Assessor Rick Vincent with a department update-- Chief Vincent introduced June Perry of Vision Government Solutions for their quarterly update.
- Vision Government Solutions with a quarterly update-- June Perry of Vision provided the update, noting that interior inspection requests for wards 4, 5 & 6 will be sent out the week of December 20 and data collection on these wards will be in process during January, February and March of 2022. Mr. Hansberry inquired as to the admission rate for interior inspections, and Ms. Perry estimated that this averaged around 25% for wards 1 & 2. She noted that the rate for ward 3 is slightly lower at present (around 18%), but emphasized that this will likely increase before the ward is complete. Mr. Hansberry confirmed that residents have the option to request a vaccinated data collector and asked how Vision defines “fully vaccinated”. Ms. Perry stated that Vision confirms vaccination status verbally and that concerned property owners are welcome to ask their inspectors about their booster status, etc., in more detail if they wish.
- Rick Vincent presenting an in-house correction

**MOTION BY** Robert Earley to abate the taxes for 2019, 2020, and 2021 for the property located at 7 Pine St Extension North

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

- Greg Turgiss presenting in-house corrections

**MOTION BY** Robert Earley to approve the in-house correction for the property located at 1617 Southwood Drive

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

**MOTION BY** Robert Earley to approve the in-house correction for the property located at 24 Houde St

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

- Greg Turgiss presenting a supplemental bill

**MOTION BY** Robert Earley to approve the supplemental bill for the property located at 78-84 West Pearl St

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

**UNFINISHED BUSINESS:**

**MOTION BY** Robert Earley to take from the table a motion relative to the public minutes of the meeting of November 18, 2021

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

**MOTION BY** Robert Earley to accept the public minutes of the meeting of November 18, 2021, accept them and place them on file.

**SECONDED BY** Paul Bergeron

**VOTE:** Motion passed on a voice vote

**PUBLIC COMMENT:** None

**COMMENTS BY BOARD MEMBERS:** None

**Chairman Daniel Hansberry**

Is there a motion to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting? This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II(c). Second, under 91-A: 3, II (L), for the “consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.”

**MOTION BY Robert Earley to enter non-public session**

**SECONDED BY Paul Bergeron**

**VOTE:**

**Mr. Earley-Yes**

**Mr. Bergeron- Yes**

**Mr. Hansberry- Yes**

(The Board entered non-public session at 9:17 AM)

(The Board resumed public session at 9:28 AM)

**Chairman Dan Hansberry**

Is there a motion to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective?

**MOTION BY Robert Earley to seal the non-public minutes.**

**SECONDED BY Paul Bergeron**

**VOTE:**

**Mr. Earley-Yes**

**Mr. Bergeron-Yes**

**Mr. Hansberry-Yes**

**MOTION BY** Robert Earley to adjourn.  
**SECONDED BY** Paul Bergeron  
**VOTE:** Motion passed on a voice vote.

**The board adjourned at 9:31 AM**

DRAFT



CITY OF NASHUA  
APPLICATION FOR ABATEMENT OF PROPERTY TAX  
FOR TAX YEAR 2021  
**IN-HOUSE CORRECTION**

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BOA: Date 1/6/2022 Decision, A/D  Reason Code/Desc.: 36

Appraiser assigned: Jennifer Date: 1/6/2022

Account No: # 50786 Map/Lot: F/1612 Comm/Res  Application No: 49159

Owner/Taxpayer: Garikipati Family Rev Tr, The Srikanth & Manjusha Phone #:

Mailing Address: 715 West Hollis St SS#/Tax ID\*

**Property for Which Abatement Is Sought:**

Location Address: 715 West Hollis St

Total Current Assessment: \$ 370,700 Total Proposed Assessment \$ 370,700

List reasons for abatement: (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

Solar Exemption

Abatement amount \$236.84

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**If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.**

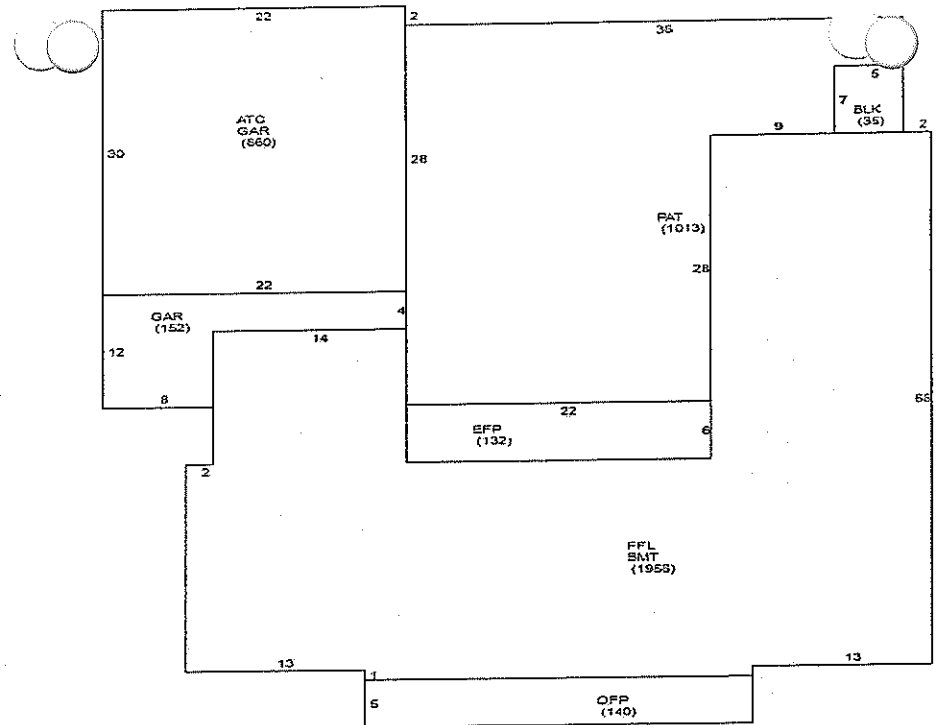


**Comments**

**Parcel ID 0000F-01612**

ADD CARPET, ADJ/...NS OF OFF, MM19 --- REMOVE SHD1, OWNER REFUSED INT INSPECTION, MM18 --- ADD SLR6... ADD CENT AIR -BP CLOSED GT16---CHNG UAT TO ATC & KIT FROM AVG TO GD PER MLS GT16---ADD PATIO GT10---CKBK 2010 FOR CENT AIR & WDK-REMOVE UC GR09---CKBK 2009 FOR COMP GR08---FNDR ONLY FOR 2006-CK BK 2007 GT06---NEW ACCT S/D FROM LOT F-53 REF PLAN #3279 4/05 ND

NOTIFIED CODE 1/14/2016 - CHANGE UNFIN ATTIC TO FIN ATTIC PER MLS - POSSIBLE WORK DONE W/O BP



Exterior Information		Bath Features		Depreciation				
Type	01 - RANCH	Full Bath	2	A - AVERAGE	Phys Con	AV - Average	7.7	
Story Hght	1 - 1 STORY	Add Full	0		Functional			
(Liv) Units	1   Total 1	3/4 Bath	0		Economic			
Found	1 - CONCRETE	Add 3/4	0		Special			
Frame	1 - WOOD	1/2 Bath	0		Override			
P. Wall	4 - VINYL	Add 1/2	0		Total		7.7%	
Sec Wall	8 - BRICK VENTR 20%	Other Fix	2	A - AVERAGE	General Information			
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE			
Roof Cvr	1 - ASPHALT	Kitchens	1	G - GOOD	Year Blt	2007	Eff Yr	2007
Color	TAN	Add Kit	0		Alt LUC			

Interior Information		Condo Information	
Avg Ht/Ft		Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	3 - HARDWOOD	Name	
Sec Floor	4 - CARPET 15%	Calc Ladder	
Bmt Floors	12 - CONCRETE	Base Rate	98.00
Electric	3 - TYPICAL	Size Adj	0.94385
Insulation	2 - TYPICAL	Con Adj	1.04020
Int Vs Ext		Adj Prc	\$ 96.22
Heat Fuel	2 - GAS	Grade Ft	1.00000
Heat Type	1 - FORCED H/A	Other Feat	\$ 35,039
# Heat Sys	0	NBH Mod	1.0000
Heated %	100	NBC Infl	1.0000
Sol HW %		LUC Ft	1.0000
Com Wall %		Adj Tot (RCN)	358,310

**Sub Areas**

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,956	1,956	1,956	1,956	96.22	188,206
ATC	ATTIC FIN	297	660	297	297	96.22	28,577
BLK	BULKHEAD	35	35	0	0	36.00	1,260
BMT	BASEMENT	1,956	1,956	0	0	24.05	47,042
EFP	ENCL PORCH	132	132	0	0	53.75	7,095
GAR	GARAGE	812	812	0	0	33.68	27,348
OFF	OPEN FRM PRC	140	140	0	0	27.86	3,900
PAT	PATIO	1,013	1,013	0	0	9	8,793
Building Totals		6,341	6,704	2,253	2,253		312,222
Parcel Totals		6,341	6,704	2,253	2,253		312,222

**Res Breakdown**

Floor	No. Unit	Rooms	Bdrms
U	1	5	3
Bld Total	1	5	3
Prcd Total	1	5	3

**Special Features / Yard Items**

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	FL	Juris	FL	Assessed
FPL1	FIREPLACE 1	A	S	1	1.00	A	AV	2007	4,400.00	T	11		1		1		1	3,900
SLR6	SOLAR ELEC	A	S	21	3.00x5.00	A	AV	2016	35.00	B	7.7		1		1		1	10,200
Building Totals												Special Feature Appr			14,100	14,100		
Parcel Totals												Special Feature Appr			14,100	14,100		



CITY OF NASHUA  
APPLICATION FOR ABATEMENT OF PROPERTY TAX  
FOR TAX YEAR 2021  
**IN-HOUSE CORRECTION**

BOA: Date 1/6/2022 Decision, A/D  Reason Code/Desc.: 36

Appraiser assigned: Jennifer Date: 1/6/2022

Account No: # 35816 Map/Lot: A/408 Comm/Res  Application No: 49157

Owner/Taxpayer: Guay, Matthew B & Lanari-Guay, Joann Phone #:

Mailing Address: 19 Fairhaven Rd SS#/Tax ID\*

**Property for Which Abatement Is Sought:**

Location Address: 19 Fairhaven Rd

Total Current Assessment: \$ 410,400 Total Proposed Assessment \$ 410,400

**List reasons for abatement:** (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

Solar Exemption

Abatement amount \$32.51

**If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.**

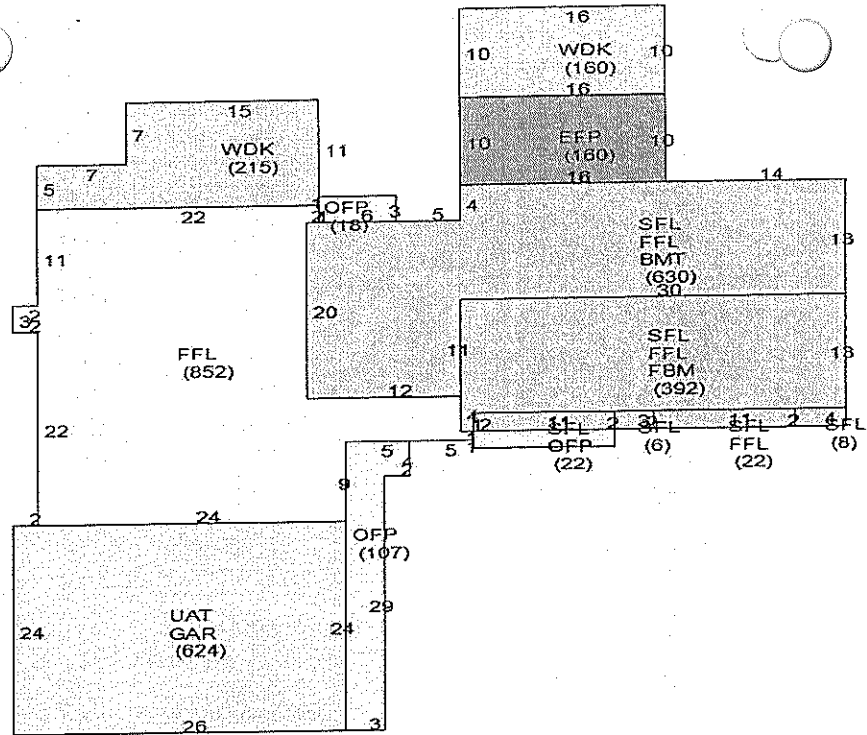


Comments

Parcel ID 0000A-00408

REMOVED LNT, ADF, FIX, CHGD 100% CARPET FLRS TO 50%/50% HDWD/CARPET & BATH FROM AVG TO GD, PER ML --- CHNGD SOLAR FROM SLR2 TO SLR5 & SOLAR DEPRECIATION FROM M (85%) TO B (24.5%) GT15 -- SOLAR AUDIT 2010-NO CHNG 4/10 ND--ADJ SOLAR PER GT 4/07 ND--- VAULTED CEIL 1 RM IA CHAIN LINK FENCE 1983/WLK-INS/FBM-1 RM PAN EL & VINYL TILE/CEDAR CLS TS IN UBM WD STV REMOVED PTO = CEMENT SLAB IN POOR CONDITION GT01 REMOVED OLD WDK GT01 ADDED 2 NEW WDKS GT01 PSSV SOLAR=22X20ROOM CORRECTED SOLAR CREDIT GT SOLAR LISTED AS NO VALUE CREDIT WAS FOR \$5000 CHANGED TO \$2200 FOR VALUE AND CREDIT GT01 3/21 REAR GATED

Exterior Information		Bath Features		Depreciation			
Type	03 - COLONIAL	Full Bath	1	G - GOOD	Phys Con	AV - Average	30.8
Story Hght	2 - 2 STORIES	Add Full	1	A - AVERAGE	Functional		
(Liv) Units	1	3/4 Bath	0		Economic		
Found	1 - CONCRETE	Add 3/4	0		Special		
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	Override		
P. Wall	1 - WOOD SHING	Add 1/2	0				
Sec Wall		Other Fix	1	A - AVERAGE			Total 30.8%
Roof Str	1 - GABLE	Other Features		Grade	C+ - AVG. (+)		
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt	1964	Eff Yr 1974
Color	GRAY	Add Kit	0		Alt LUC		
Interior Information		Condo Information		General Information			
Avg Ht / Ft		Location		Juris			
P. Int Wall	1 - DRYWALL	Tot Units		Con Mod			
Sec Int Wall		Floor		L. Sum			
Partition	T - TYPICAL	% Own					
P. Floor	3 - HARDWOOD	Name					
Sec Floor	4 - CARPET	50%	Calc Ladder				
Bmt Floors	12 - CONCRETE	Base Rate	98.00	Depr %	30.8%		
Electric	3 - TYPICAL	Size Adj	0.82250	Depr	119,738		
Insulation	2 - TYPICAL	Con Adj	1.02000	Depr'd Total	269,022		
Int Vs Ext		Adj Prc	\$ 82.22	Juris Ft	1,0000		
Heat Fuel	2 - GAS	Grade Ft	1.10000	Spec. Features	\$ 3,200		
Heat Type	1 - FORCED H/A	Other Feat	\$ 39,646	Final Total	\$ 272,200		
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft	1,0000		
Heated %	100	NBC Infr	1.0000	Assessed Val	\$ 272,200		
Sol HW %		LUC Ft	1.0000	Total \$/SF	\$ 91.47		
Com Wall %		Adj Tot (RCM)	388,760	Undepr \$/SF	90.44200		



Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr. Val
FFL	FIRST FLR	1,896	1,896	1,896	1,896	82.22	155,889
SFL	SECOND FLR	1,080	1,080	1,080	1,080	82.24	88,799
UAT	UNF ATC	125	624	0	125	82.22	10,261
WDK	WOOD DECK	375	375	0	0	14.93	5,599
GAR	GARAGE	624	624	0	0	28.78	17,959
OFF	OPEN FRM PRC	169	169	0	0	26.94	4,553
BMT	BASEMENT	630	630	0	0	20.55	12,947
EPF	ENCL PORCH	160	160	0	0	52	8,250
FBM	FINISHED BMT	392	392	0	0	29	11,282
Building Totals		5,451	5,950	2,976	3,101		315,537
Parcel Totals		5,451	5,950	2,976	3,101		315,537

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	9	3
Bld Total	1	9	3
Prcl Total	1	9	3

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Ft	Juris	Ft	Assessed		
FPL3	2 STORY CHIM	A	S	1	1.00	A	AV	1974	5,400.00	T	40		1		1		1	3,200		
SHD2	W/LIGHTS ETC	D	Y	1	96.00	A	AV	1992	24.00	T	26		1		1		1	2,000		
SLR5	PASSIVE SOLA	A	S	1	1.00	A	AV	1974	2,000.00	B	30.8		1		1		1	1,400		
SPL1	POOL-INGROUN	D	Y	1	800.00	A	AV	1992	48.00	T	26		1		1		1	28,400		
Building Totals									30,400	Special Feature Appr									4,600	35,000
Parcel Totals									30,400	Special Feature Appr									4,600	35,000

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

CITY OF NASHUA  
APPLICATION FOR ABATEMENT OF PROPERTY TAX  
FOR TAX YEAR 2021  
**IN-HOUSE CORRECTION**

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BOA: Date 1/6/2022 Decision, A/D  Reason Code/Desc.: 36

Appraiser assigned: Jennifer Date: 1/6/2022

Account No: # 24386 Map/Lot: 4/53 Comm/Res  Application No: 49158

Owner/Taxpayer: Natarajan, Usha Phone #:

Mailing Address: 7 Massachusetts Dr SS#/Tax ID\*

**Property for Which Abatement is Sought:**

Location Address: 7 Massachusetts Dr

Total Current Assessment: \$ 289,700 Total Proposed Assessment \$ 289,700

**List reasons for abatement:** (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

Solar Exemption
Abatement amount \$51.08

**If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.**

PROPERTY LOC 7 MASSACHUSETTS DR NASHUA, NH

OWNERSHIP NATARAJAN, USHA 7 MASSACHUSETTS DR NASHUA, NH 03060

PREVIOUS OWNER AIELLO, ROBERT J & DIANE M 7 MASSACHUSETTS DR NASHUA, NH 03060-0000

NARRATIVE DESCRIPTION This parcel contains 16330.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1963 with a total of 1,788 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS table with columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS table with columns: Item, Code, Item, Code, %

LAND SECTION table with columns: LUC, LUC Desc, Ft, # Units, Depth, U. Type, L. Type, Ft, Base V., Unit Prc, Adj Prc, NBC, Ft, Mod, Inf 1, %, Inf 2, %, Inf 3, %, Aprr, Alt LUC, %, Spec L.V., Juris, L. Ft, Assessed, Notes

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LEGAL DESCRIPTIC

Table with columns: Desc, HCRD 2402, Lot Size, Total Land, Land Unit Type



Patriot PROPERTIES INC.

User Account table with fields: GIS Coord 1, GIS Coord 2, Insp Date

PRINT Date Time 12/30/2021 9:04 am

TAX YEAR 2022

USER DEFINED

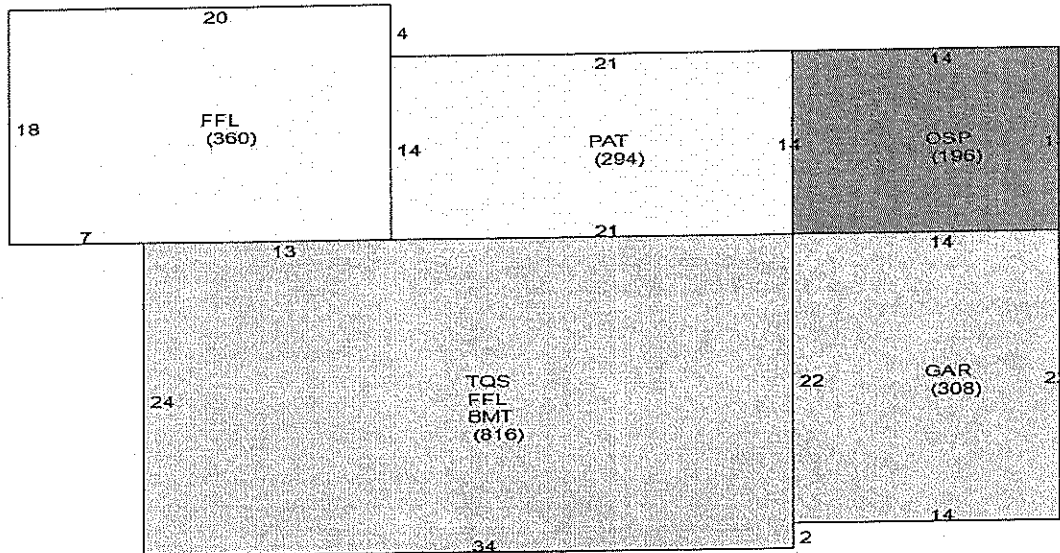
Table with fields: PriorID1a, Nashua PID, Plan #, 2402, PriorID1b, PriorID2b, PriorID3b, Code Date, Code Status, Nashua Ward, Assessor Map



**Comments**

Parcel ID 0004-00053

ADDED FPL, PER M<sup>2</sup> - CORRECTED SOLAR DEPRECIATION FROM M(17%) TO B(24.5%) GT15 - CHNG HST TO TQS - FULL DRMR REAR & ADD PATIO PER 2011 PHOTO 9/12 ND - SOLAR AUDIT 2010-NO CHNG 4/10 ND - ADJ SOLAR PER GT 4/07 ND - FENCE REAR ESTIMATED FSP & REAR ADDITION PASSIVE SOLAR THRU WINDOW & SKYLTS TO SOLAR SLAB FLR. RM HEATS UP & WALL FAN BLOWS HEAT FROM RM TO MAIN HOUSE. ALSO FRENCH DOORS TO MAIN HOUSE OPEN LETTING HEAT IN GT04 1/21 REAR GATED, DIMENSIONS EST



Exterior Information		Bath Features		Depreciation				
Type	04 - CAPE	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	26.6	
Sty Hght	1T - 1.75 STORIES	Add Full	0		Functional			
(Liv) Units	1	Tot	1		Economic			
Found	1 - CONCRETE	Add 3/4	0		Special			
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	Override			
P. Wall	4 - VINYL	Add 1/2	0			Total	26.6%	
Sec Wall	0%	Other Fix	0		<b>General Information</b>			
Roof Str	1 - GABLE	<b>Other Features</b>		Grade	C - AVERAGE			
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt	1963	Eff Yr	1980
Color	GRAY	Add Kit	0		Alt LUC			

Interior Information		Condo Information	
Avg Ht / Fl		Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	4 - CARPET	Name	
Sec Floor	3 - HARDWOOD	50%	

Calc Ladder		Base Rate	Depr %
Bmt Floors	12 - CONCRETE	101.00	26.6%
Electric	3 - TYPICAL	Size Adj	1.05928
Insulation	2 - TYPICAL	Con Adj	1.02000
Int Vs Ext		Adj Prc	\$ 109.13
Heat Fuel	2 - GAS	Grade Ft	1.00000
Heat Type	3 - FORCED HW	Other Feat	\$ 26,000
# Heat Sys	0	NB Mod	1.0000
Heated %	100	NBC Infl	1.0000
Sol HW %		LUC Ft	1.0000
Com Wall %		Adj Tot (RCM)	266,429

**Sub Areas**

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Va
FFL	FIRST FLR	1,176	1,176	1,176	1,176	109.13	128,337
TQS	3/4 STORY	612	816	612	612	109.13	66,788
BMT	BASEMENT	816	816	0	0	27.28	22,260
GAR	GARAGE	308	308	0	0	38.19	11,763
OSP	OPN SCN PRCH	196	196	0	0	27.64	5,417
PAT	PATIO	294	294	0	0	9.75	2,867
Building Totals		3,402	3,606	1,788	1,788		237,431
Parcel Totals		3,402	3,606	1,788	1,788		237,431

**Res Breakdown**

Floor	No. Unit	Rooms	Bdrms
U	1	7	3
Bld Total	1	7	3
Prcd Total	1	7	3

**Special Features / Yard Items**

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Ft	Juris	Ft	Assessed
DRMR	DORMER	A	S	2	6.00	A	AV	1974	0.00	T	40		1		1		1	0
SHD1	SHED FRAME	D	Y	1	135.00	A	AV	1992	15.00	T	26		1		1		1	1,500
SLR4	PASSIVE SOLA	A	S	1	1.00	A	AV	1974	3,000.00	B	26.6		1		1		1	2,200
FPL	FIREPLACE	A	S	1	1.00	A	AV	1974	2,500.00	T	40		1		1		1	1,500
DRMR	DORMER	A	S	1	34.00	A	AV	1974	0.00	T	40		1		1		1	0
Building Totals									1,500	Special Feature Appr			3,700	5,200				
Parcel Totals									1,500	Special Feature Appr			3,700	5,200				

