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FINAL SITE PLAN REVIEW SET

"TENNIS PAVILION & DECK IMPROVEMENTS"
"SQUASH BUILDING TERRACE IMPROVEMENTS"

LOCATION

19 DOUBLING ROAD
GREENWICH, CONNECTICUT

PREPARED FOR
GREENWICH COUNTRY CLUB

SHEET INDEX

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Drawings and specifications, as of PROFESSIONAL SERVICES, are and shall remain the property of the Architect. These documents are not to be used, in whole or in part, for any other projects or purposes, or by any other parties, than those properly authorized by Contract, without the specific written authorization of Marsh + Woods Architects, LLC.

Note: The Gross Floor Areas are taken to the inside of exterior walls as required by section 6-134 of the Zoning Code and Town of Greenwich FAR worksheet. The GFA of the Basement has been calculated pursuant to Section 6-134(a)(2) of the Greenwich Building Zone Regulations and Proposed Grade Plane Analysis dated April 1, 2020, prepared by Rocco V. D'Andrea, Inc. The "Crawl Space" is not counted.

Total Area = 145 GFA

Proposal Lower Level Plan

Tennis Pavilion & Deck

19 Doubling Road
Greenwich, CT 06830

Lower Level Floor Plan

Scale: 1/4" = 1'-0"
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**East Elevation**

- Scale: 1/4" = 1'-0"

**West Elevation**

- Scale: 1/4" = 1'-0"

**GCC Tennis - materials list**

- **01** 1 x 4, PVC, base & corner trim, (ptd. white)
- **02** 1 x 3, PVC, window head, (ptd. white)
- **03** 1 x 4, PVC, window head trim, (ptd. white)
- **04** 1 x 2-1/4", PVC window head crown, (ptd. white)
- **05** Hardie-plank clapboard siding, 6" spacing (white)
- **06** Rafters, exposed (ptd. white)
- **07** 1 x 4, PVC, gable rake trim, (ptd. white)
- **08** 1 x 4 PVC, gable trim, (ptd. white)
- **09** Double hung window, clad ext. (white)
- **10** Fixed window, clad ext. (white)
- **11** Awning window, clad ext. (white)
- **12** Wood / glass door, 15 lite, (white)
- **13** Wood / glass door, folding-sliding
- **14** Solid wood panel door, ext. (ptd. white)
- **15** Waterproof & parged wall base
- **16** Asphalt shingle roof, 30 year min.
- **17** Roof / gable trim, (white)
- **18** 6" half round gutter, (white)
- **19** Leader, Lead Coated Copper, 4" min.
- **20** Standing seam roof, Lead Coated Copper
- **21** Field stone wall, 4" veneer
- **22** Iron gate & hand rails, (white)
- **23** 1-1/2" Bluestone paving
- **24** Belgian block or stone veneer, (white)
- **25** 1-1/2" Bluestone step treads, (white)
- **26** 1-1/2" Bluestone wall cap, (white)

**GCC4**

**SK.4**
Seal

Exterior Elevations

Tennis Pavilion & Deck

19 Doubling Road
Greenwich, CT 06830

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Tennis Pavilion - materials list

01 1 x 4, PVC, base & corner trim, (ptd. white)
02 1 x 3, PVC, window head & side trim, (ptd. white)
03 1 x 4, PVC, window head trim, (ptd. white)
04 1 x 2-1/4", PVC window head crown, (ptd. white)
05 AZEK 6934, "rams crown" profile.
06 Hardie-plank clapboard siding, 6" spacing (white)
07 Roof/ gable trim, 8", finishing (ptd. white)
08 1 x 8, PVC, gable rake trim, (ptd. white)
09 Double hung window, clad ext. (ptd. white)
10 Fixed window, clad ext. (ptd. white)
11 Awning window, clad ext. (ptd. white)
12 Fixed window, clad ext. (ptd. white)
13 Fixed window, clad ext. (ptd. white)
14 Board-and-batten door, clad ext. (ptd. white)
15 Waterproof & paint grade
16 Asbestos shingles, 20 year min.
17 Roof/ gable trim, 8", flashing (ptd. white)
18 1-1/2" Bluestone paving
19 1-1/2" Bluestone step treads, (rock edge)
20 1-1/2" Bluestone wall caps, (rock edge)
21 1-1/2" Bluestone step treads, (rock edge)
22 Belgard bluestone or stone veneer; deep score

Scale: 1/4" = 1'-0"
Drawing Sheet Coordination
This drawing is to be read in conjunction with the following drawing sheets for
Light Fixture Schedule:

GCC Tennis - materials list

01. 1 x 4, PVC, base & corner trim, (ptd. white)
02. Hardie-plank clapboard siding, 6" spacing (white)
03. 1 x 4 PVC, wall frieze trim, (ptd. white)
04. Solid wood panel door, ext. (ptd. white)
05. Waterproof & parged wall base
06. Asphalt single roof, 30 year min.
07. 6" half round gutter, Lead Coated Copper
08. Leader, Lead Coated Copper, 4" min.
09. Decorative louver window (White)

Area - A

Total Area = 336 GFA
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Tennis Pavilion & Deck
19 Doubling Road
Greenwich, CT 06830

Existing Site Photos

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Marsh + Woods Architects, LLC.

Seal

P&Z Issue
06/15/2020

Sketch

GCC4

400 Main Street, Stamford, CT 06901
p. 203.969.1444
www.marsh-woods.com

Marsh + Woods Architects, LLC

SK.9

Drawing Number
Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used, in whole or in part, for any other projects or purposes, or by any other parties, than those properly authorized by Contract, without the specific written authorization of Marsh + Woods Architects, LLC.
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Area Calculations

1st Floor Pavilion

Area A
815 sq ft
Area B
803 sq ft
1st Floor Total = 1,618

Basement Pavilion

Area C
497 sq ft
Area D
290 sq ft
Basement Total = 145

1st Floor Shed

Area A
336 sq ft
1st Floor Total = 336

Gross Floor Area = 1,763

1/16" = 1'-0"

06/15/2020

SK.A
1. Groundcover Planting

- Soil Chart
- Planting Notes

2. Planting Pit for Shrubs

- Soil Chart
- Planting Notes

3. Evergreen Tree Planting

- Soil Chart
- Planting Notes

4. Deciduous Tree Planting

- Soil Chart
- Planting Notes
Town of Greenwich
Planning & Zoning Department
Town Hall – 101 Field Point Road, Greenwich, CT 06830-2540
Phone: (203)622-7894 – Fax: (203)622-3795

Application for Exterior Alteration/ New Construction

Name of Project: Greenwich Country Club, Inc. - Tennis Pro-Shop Renovation
Address of Project: 19 Doubling Road, Greenwich
Tax ID: 11-1137/S Building Zone: RA-1

Proposed Use of Floor Space: Non-Profit Club
Previous Occupant: N/A Previous Use: N/A

Other tenants/uses in the building: N/A

Changes to the floor area (GSF): Existing: 126,094 SF Proposed: 127,088 SF

Has a site plan been submitted to Planning and Zoning for this site/project? ☐ NO: ☑ YES:

Has this project been reviewed by ARC prior to this submission? ☑ NO ☐ YES:

Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

Proposed interior and exterior renovations to existing tennis pro-shop. The building’s exterior will be re-sided (in kind), and the building will receive all new windows and doors. The locations of said openings will be modified in certain locations to correspond with access to a new (proposed) outdoor patio. The patio will be covered by extending the Pro-Shop’s roofline to the south. New landscaping is proposed in the vicinity of the pro-shop. Applicant is also proposing a small 336 SF storage shed to house tennis equipment.
Project also includes a proposed renovation to the Club’s existing squash patio. The Club is proposing to remove a portion of the existing retaining wall located in the northwesterly corner of the patio and extended the patio by approximately 16 feet to the southwest. The patio will be resurfaced and the area will be improved with new landscaping.

Will there be any change to, or addition of mechanical equipment? ☐ NO ☑ YES:

Where will it be located? New screened AC unit proposed at grade adjacent to Tennis Pro-Shop Building.

Name of Property Owner: The Greenwich Country Club, Inc.
Signature of Property Owner: [Signature]

Name of Applicant: The Greenwich Country Club, Inc.
Email: This email address will be used to contact you. c/o Michele Cronin - mcronin@fcsn.com
Address: 19 Doubling Road, Greenwich
Daytime Phone: 203-869-1000
Applicant Signature: [Signature]

Architectural Firm: Marsh + Woods Architects, LLC
Architect’s Phone Number: 203-969-1444

Check # Check Amount: PLPZ
Architectural Review Committee  EXTERIOR ALTERATION: APPLICATION REQUIREMENTS

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894. For submittal deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

Submit the following: (Plans must be full sized, dimensioned, to-scale, and professionally prepared):

☐ PDFs. One (1) CD containing digital copies, in pdf format, of all documentation required per this checklist.
☐ Application form. Three (3) copies of the completed application form with owner signature(s) and contact email(s).
☐ Tax Card. One (1) copy of the tax card from the Tax Assessor’s office.
☐ Site Development Plans: One (1) full size set to include:
  a. Plot Plan. One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  b. Cross sections. If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  c. Landscape Plan. One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  d. Lighting. One (1) lighting plan, showing locations, specs, bulb type, temperature and lumen plan for all fixtures.
  e. Mechanicals. One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.
☐ Architectural Plans: One (1) full size set to include:
  a. Elevations. One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  b. Floor Plans. One (1) full sized set of architectural floor plans for each floor.
  c. Building Sections. One (1) set of building sections at a scale of at least 1” = 30’.
  d. Context Elevations. One (1) set of schematic elevations of all buildings on abutting properties.
☐ Color photographs. Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.
☐ Material list. A list of all building materials and colors that are proposed. See architectural plans.
☐ Samples. Samples of all building materials and colors that are proposed.
☐ Other material. Additional material may be deemed appropriate to enable the Committee to evaluate the design.
☐ Processing fee. The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING: Signature. [Signature]

☑ The applicant or qualified representative MUST APPEAR AT THE MEETING to present the project.

and must BRING the following TO THE MEETING:

☑ Eight (8) copies of the complete application package (as submitted above) including architectural lighting, mechanical and landscaping plans to be handed out to Committee members at the meeting.
☒ All large samples that will not fit in the file.
## Administrative Information

**Parcel Number** 11-1137/S

**Parent Parcel Number**

**Property Address** DOUBLING ROAD 0019

**Neighborhood** 170110 DIST. 11 MID- COUNTRY EAST [3]

**Property Class** 252 Country (Golf) Club

## Taxing District Information

**Jurisdiction** 57 Greenwich, CT

**Corporation** 057

**District** 11

**Section & Plat** 206

**Routing Number** 2835S0004

## Site Description

### Topography:

### Public Utilities:

**Sewer, Electric**

### Street or Road:

## Property Address

**Doubling Road 0019**

### Neighborhood:

#### Zoning:

- RA-1 Single Family
- C01--Clubhouse
- C02--Voided 7/05
- C03--Golf Pro Shop
- C04--Skeet Range Cottage, C05--Pool
- C06--Pool Pro Shop
- C07--Tennis Pro Shop, C08--Maint
- Gar, C09--Maint Shop/OFC, C10--Dormitory, C11--Paddle Tennis
- Cottage, C12--Lake House (on course), C13--Restroom

#### Legal Acres:

- 140.1700

#### Permit Number

- CO1: Rest 190, Ballroom 350, Hotel Rms 19, Rooming House 6
- C10: Permit #10-3667 - CO #103090 DD 8/25/11
- DBA: Greenwich Country Club: C01--Clubhouse, C02--Voided 7/05,
- C03--Golf Pro Shop, C04--Skeet Range Cottage, C05--Pool
- C06--Pool Pro Shop, C07--Tennis Pro Shop, C08--Maint
- Gar, C09--Maint Shop/OFC, C10--Dormitory, C11--Paddle Tennis
- Cottage, C12--Lake House (on course), C13--Restroom

## Valuation Record

### Assessment Year

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### Reason for Change

- 2015 Premil
- 2015 Final
- 2015 BAA
- 2016 List
- 2017 List
- 2018 List
- 2019 List

### Valuation

- **Market**
  - 2015 Premil: 28694100
  - 2015 Final: 41458500
  - 2015 BAA: 8935080
  - 2016 List: 20085870
  - 2017 List: 29020950
  - 2018 List: 29020950
  - 2019 List: 29020950

- **Valuation**
  - 2015 Premil: 12764400
  - 2015 Final: 12764400
  - 2015 BAA: 12764400
  - 2016 List: 12764400
  - 2017 List: 12764400
  - 2018 List: 12764400
  - 2019 List: 12764400

### Land Data and Calculations

#### Rating

- **Soil ID**
  - Measured Acreage
  - Effective Frontage

#### Table

- **Rating**
  - **Product Factor**
  - **Depth Factor**
  - **Square Feet**

#### Prod. Factor

- **Depth Factor**
- **Square Feet**

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### Supplemental Cards

- **BA10**: Reduce total val by $2M to $45,192,700.
- **BA15**: Sustain
- **BP16**: 16-0402: $50,000 3 hot water heaters
- **BP17**: Various Permits for Snack Bar, Skeet/Camp, Pools. 2 Bldgs Razed, Add/Remod. Kitchen $320,000
- **BP18**: 18-2545: Add Family Room/Remod. Kitchen $320,000
- **BP19**: 18-2415: Replace Pump House $353,405, 18-2545: Golfpro House Add/Remod. $320,000, 18-2657: Replace Comfort Stat. $75,000
- **CAPC**: C01: Rest 190, Ballroom 350, Hotel Rms 19, Rooming House 6
- **C10**: 10-3667 - CO #103090 DD 8/25/11
- **DBA**: Greenwich Country Club: C01--Clubhouse, C02--Voided 7/05, C03--Golf Pro Shop, C04--Skeet Range Cottage, C05--Pool, C06--Pool Pro Shop, C07--Tennis Pro Shop, C08--Maint Gar, C09--Maint Shop/OFC, C10--Dormitory, C11--Paddle Tennis Cottage, C12--Lake House (on course), C13--Restroom

## Commercial

### Valuation

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### TRUE TAX VALUE

- 12764400

### TOTAL LAND VALUE

- 12764400
### IMPROVEMENT DATA

**PHYSICAL CHARACTERISTICS**

**ROOFING**
- Slate/Tile

**WALLS**
- B 1 2 U
  - Frame: Yes
  - Brick: Yes
  - Metal: Yes
  - Guard: Yes

**FRAMING**
- B 1 2 U
  - F Rem: 0
  - R Conc: 10260

**HEATING AND AIR CONDITIONING**
- B 1 2 U
  - Heat: 10260

### SPECIAL FEATURES

**Description** | **Value** | **ID** | **Use** | **Str/B Const** | **Height** | **Type** | **Grade** | **Year** | **Eff** | **Area** | **Depr** | **Adj** | **Comp** | **Value** |
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(LCM: 150.00)

### SUMMARY OF IMPROVEMENTS

**Description** | **Value** | **ID** | **Use** | **Str/B Const** | **Height** | **Type** | **Grade** | **Year** | **Eff** | **Area** | **Depr** | **Adj** | **Comp** | **Value** |
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Data Collector/Date | Appraiser/Date | Neighborhood | Supplemental Cards | TOTAL IMPROVEMENT VALUE | 39805700
**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING
- Shingle

WALLS
- B 1 2 U
- Frame: Yes Yes Yes
- Brick
- Metal
- Guard

FRAMING
- B 1 2 U
- Wd Jst: 0 2648 528 0
- F Res: 2553 0 0 0

HEATING AND AIR CONDITIONING
- B 1 2 U
- Heat: 2553 2648 528 0

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

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<th>Value</th>
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Data Collector/Date: bd 09/18/2013
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 170110
Supplemental Cards: TOTAL IMPROVEMENT VALUE: 705000
ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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Supplemental Cards

TOTAL LAND VALUE

VC: Valued by Cost
(Previously, From 2001 reval. 1.Appraisal 2.BAA adj L to 70000/acre(L-11188100), B -30% (B-57000000). 3. BP03. 2008: Land val override & bldg val override per STIP + adj for bldg permits. '09 BP add $17% to override value due to incrs on C01 frm 8-0885, 8-1052.)
VO: See BA10 memo. For permit 10-3667, add $600k to OR value of $45,192,700 for new total OR value of $45,792,700.
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

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Data Collector/Date: bd 09/18/2013
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 170110 AV
TOTAL IMPROVEMENT VALUE: 421600
### Site Description

### LAND DATA AND CALCULATIONS

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**VALUATION RECORD**

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<th>Reason for Change</th>
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**TOTAL LAND VALUE**

Supplemental Cards
**PHYSICAL CHARACTERISTICS**

**ROOFING**
- Built-up

**WALLS**
- B 1 2 U
- Frame Yes Yes
- Brick
- Metal
- Guard

**FRAMING**
- B 1 2 U
- Wd Jst 0 2977 0 0
- R Conc 2977 0 0 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U

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**SPECIAL FEATURES**

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(LCM: 150.00)

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Data Collector/Date: bd 09/18/2013
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 170110 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 2422300

11-1137/S Property Class: 252 DOUBLING ROAD 0019
### ADMINISTRATIVE INFORMATION

**OWNERSHIP**

**TRANSFER OF OWNERSHIP**

**VALUATION RECORD**

Assessment Year

Reason for Change

### VALUATION

**Site Description**

### LAND DATA AND CALCULATIONS

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Supplemental Cards

**TOTAL LAND VALUE**
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingle

WALLS
B 1 2 U
Frame  Yes  Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jst  943  943  0  0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat  0  943  0  0

SPECIAL FEATURES

01 UTL Shed
02  TENNISS
03  FENCECL

SUMMARY OF IMPROVEMENTS

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TOTAL IMPROVEMENT VALUE
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**Site Description**

**LAND DATA AND CALCULATIONS**

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*Influence Factor* | Value

**TOTAL LAND VALUE**

Supplemental Cards
### PHYSICAL CHARACTERISTICS

**ROOFING**
- Shingle

**WALLS**
- Frame: Yes
- Brick
- Metal
- Guard

**FRAMING**
- Wd Jst: 4830 0 0

**HEATING AND AIR CONDITIONING**
- Heat: 4830 0 0

### SPECIAL FEATURES

**Description** | **Value** | **ID** | **Use** | **Sty** | **Const** | **Year Eff** | **Type** | **Grade** | **Base** | **Feat** | **Adj** | **Size or Area** | **Computed** | **Phys Obsol Market %** | **Value**
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
C WHSESTOR | 0.00 | Avg | 1993 | 1995 | GD | 0.00 | N | 0.00 | 4830 | 0 | 0 | 0 | 150 | 100 | 324500
01 LOADDOCK | 3.50 | 6 | Avg | 1993 | 1993 | AV | 22.10 | N | 33.15 | 13x | 7 | 3020 | 10 | 0 | 100 | 100 | 2700
02 COMCNFYA | 0.00 | Avg | 1993 | 1993 | AV | 39.50 | N | 59.25 | 15x | 25 | 22220 | 10 | 0 | 100 | 100 | 20000
03 CONCP | 0.00 | Avg | 2011 | 2011 | AV | 0.00 | N | 0.00 | 2810 | 2 | 0 | 100 | 100 | 2800

### SUMMARY OF IMPROVEMENTS

**Item Description** | **Units** | **Cost** | **Total** | **Pct**
--- | --- | --- | --- | ---
Base Cost | 4830 | 41.21 | 199044 | 0.00
Exterior Walls | 4830 | 10.24 | 49459 | 0.00
Heating & Cooling | 4830 | 6.72 | 32458 | 0.00
Basic Structure Cost | 4830 | 58.17 | 280961 | 0.00
Physical | 0 | 6.00 | 64621 | 23.00
Depreciated Cost | 4830 | 44.79 | 216340 | 0.00
Rounded Total | 0 | 0.00 | 216300 | 0.00
Total Exterior Features Value | | | | |
Depreciated Ext Features | | | | |
Total Before Adjustments | | | | |
Neighborhood Adjustment | 216300 | 50.00 | 324500 | 0.00

(LCM: 150.00)
**Site Description**

**LAND DATA AND CALCULATIONS**

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**VALUATION RECORD**

Assessment Year

Reason for Change

---

TOTAL LAND VALUE

Supplemental Cards
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingles

WALLS
B 1 2 U

Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U

Wd Jst 0 4961 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 4961 0 0

MAINT. SHOP/OFFICE

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Item Description Units Cost Total Pct
--------------------------------------- ------- -------- ---------- -----
Base Cost 4961 84.17 417553
Exterior Walls 4961 18.99 94225
Heating & Cooling 4961 22.79 113045
Basic Structure Cost 4961 125.95 624823
Physical 0 6.00 233115 35.71
Depreciated Cost 4961 80.97 401708
Rounded Total 0 0.00 401700

Total Exterior Features Value
Depreciated Ext Features
Total Before Adjustments 401700
Neighborhood Adjustment 200900 50.00
TOTAL VALUE 602600

(M & S Cost Database Date: 01/2015)

M & S Cost Database Date: 01/2015

Base Cost 4961 84.17 417553
Exterior Walls 4961 18.99 94225
Heating & Cooling 4961 22.79 113045
Basic Structure Cost 4961 125.95 624823
Physical 0 6.00 233115 35.71
Depreciated Cost 4961 80.97 401708
Rounded Total 0 0.00 401700

Total Exterior Features Value
Depreciated Ext Features
Total Before Adjustments 401700
Neighborhood Adjustment 200900 50.00
TOTAL VALUE 602600

(LCM: 150.00)
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### IMPROVEMENT DATA

#### PHYSICAL CHARACTERISTICS

**ROOFING**
- Built-up

**WALLS**
- B 1 2 U
  - Frame: Yes Yes Yes
  - Brick: Yes
  - Metal: Yes
  - Guard: Yes

**FRAMING**
- B 1 2 U
  - Wd Jst: 880 5685 5565 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U
  - Heat: 880 5685 5565 0
  - Sprink: 880 5685 5565 0

#### SPECIAL FEATURES

**SPECIAL FEATURES**

| Description          | Value | ID | Use | Stri Const | Const Hgt | Type Grade | Year Eff Exam | Year Eff Cond | Base Feat Rate | Adj Size or Area | Computed Value | Phys Orb Market % | Depr Depr | Adj Comp | Value |
|-----------------------|-------|----|-----|------------|-----------|------------|---------------|---------------|----------------|----------------|------------------|---------------|------------|---------|---------|-------|
| C : Remod 2005        |       | C |     | SCHDORM    | 0.00      | Avg 1993   | 1995 GD       | 0.00 N        | 0.00           | 5685            | 0 0              | 0 0 150       | 100      | 2211400 |

#### SUMMARY OF IMPROVEMENTS

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**TOTAL VALUE: 2211400**
Site Description

LAND DATA AND CALCULATIONS

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Supplemental Cards

TOTAL LAND VALUE
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingle

WALLS

Frame: Yes

Metal: Yes

Guard: Yes

FRAMING

Wd Jst: 224 224 0 0

HEATING AND AIR CONDITIONING

Heat: 0 224 0 0

LAKE HOUSE ON COURSE

SPECIAL FEATURES

Description Value ID Use Strty Const Hgt Type Grade Year Eff Const Year Cond Base Feature Rate Adj Size or Area Computed Phys Obsolescence Market %

C RESTURNT 0.00 Avg 1962 1985 AV 0.00 N 0.00 224 0 0 0 150 100 54000

01 UTLSHED 1.00 4 Good 2019 2019 GD 21.90 N 49.28 26 x 28 35880 0 0 100 100 35900

SUMMARY OF IMPROVEMENTS

Data Collector/Date: bd 09/18/2013
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 170110 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE: 89900

TOTAL IMPROVEMENT VALUE: 89900

M & S Cost Database Date: 01/2015

Item Description Units Cost Total Pct

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(LCM: 150.00)
**Site Description**

**LAND DATA AND CALCULATIONS**

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PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS

  B 1 2 U
Frame  Yes
Brick
Metal
Guard

FRAMING

  B 1 2 U
Wd Jst  0 120 0 0

HEATING AND AIR CONDITIONING

  B 1 2 U
Heat  0 120 0 0

SPECIAL FEATURES

C RESTROOM  0.00  Good  2003  2003  GD  0.00  N  0.00  120  0  0  0  150  100  66800

SUMMARY OF IMPROVEMENTS

(LCM: 150.00)

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TOTAL VALUE: 66800

On-course Restroom Bldg.

Data Collector/Date: bd 09/18/2013
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 170110 AV
Supplemental Cards: 66800
**Site Description**

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**PHYSICAL CHARACTERISTICS**

**ROOFING**
- Built-up

**WALLS**
- B 1 2 U
- Frame: Yes
- Brick: Yes
- Metal: Yes

**FRAMING**
- B 1 2 U
- Wd Jst: 5288 2356 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U
- Heat: 5288 2356 0
- Sprink: 5288 2356 0

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**IMPROVEMENT DATA**

**SPECIAL FEATURES**

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<td></td>
<td>3157700</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**M & S Cost Database Date:** 01/2015

**Neighborhood:** DOUBLING ROAD 0019

**Property Class:** 252

---

**Data Collector/Date:** 09/18/2013
**Appraiser/Date:** 10/01/2015
**Neighborhood:** Neigh 170110
**Supplemental Cards:** TOTAL IMPROVEMENT VALUE 3179100
Site Description

LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

Valuation Record

Assessment Year
Reason for Change
ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

Supplemental Cards

TOTAL LAND VALUE
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Colonial
Occupancy: Single family
Story Height: 1.0
Finished Area: 2088
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: B
Sub and joists 1.0, 2.0

EXTERIOR COVER
Wood Siding: 1.0, 2.0

INTERIOR FINISH
ACCOMMODATIONS
Finished Rooms: 6
Bedrooms: 3
Formal Dining Rooms: 1

HEATING AND AIR CONDITIONING
Primary Heat: Heat pump

PLUMBING
# 3 Fixt. Baths 2 6
2 Fixt. Baths 1 2
Kit Sink 1 1
TOTAL 9

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

| Description | Value | ID | Stry Use | Const Hgt | Year Eff | Const | Year Cond | Base Features Use Rate Year Size or Area Value Computed PhysObs Market % | Depr | Adj Comp | Value |
|-------------|-------|----|----------|-----------|---------|-------|----------|------------------|------------------|-----------------|--------|----------|-------|
| D : Remod 2019 BASIC | 7420 | D | DWELL 0.00 | Avg+ 1900 | 15 VG | 0.00 Y | 0.00 3132 | 325860 0 0 100 100 | 325900 |
| 01 | UTLSHED 1.00 | 1 | Good 2018 | 2018 GD | 44.50 N | 66.75 9x 16 | 9610 0 0 100 100 | 9600 |

Data Collector/Date: 09/18/2013
Appraiser/Date: 10/01/2015
Neighborhood: Neigh 170110 AV

TOTAL IMPROVEMENT VALUE: 335500