Application for Exterior Alteration/ New Construction

Name of Project: Round Hill Club, Inc. - Turf Maintenance Building
Address of Project: 33 Round Hill Club Road
Tax ID: 10-1529 Building Zone: RA-2
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: 87,849 SF Proposed: 90,258 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.

Construct pre-engineered maintenance building for storage of turf maintenance supplies and conducting turf maintenance activities. Building will be architecturally consistent with the Club's adjacent (and larger) principal maintenance building. Proposed lighting is minimal and includes building mounted lights for safety and egress purposes.

Will there be any change to, or addition of mechanical equipment? ☐ NO ☑ YES:
Where will it be located? In building attic

Name of Property Owner: Round Hill Club, Inc.
Signature of Property Owner: X
Name of Applicant: Round Hill Club, Inc.
Email: This email address will be used to contact you. c/o Michele Cronin - mcronin@fcsn.com
Address: 33 Round Hill Club Road, Greenwich, CT 06831
Daytime Phone: 203-869-2250
Applicant Signature: X
Architectural Firm: Rogers McCaffey
Architect’s Phone Number: 203-354-5210

Check # Check Amount: PLPZ

PZ EX ALT 5/1/19
Architectural Review Committee EXTERIOR ALTERATION: APPLICATION REQUIREMENTS

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Manges, who can be reached by (email) Peter_Manges@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, 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.
☐ 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. Michele A. Cronin

☐ 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.
90
80
88
92
80
90
90
80
80
6"CI
INV=77.60
8"CLAY
INV=76.43
CB
GR=92.12
OUT=91.04(NW)

PROPOSED TURF
MAINTENANCE BUILDING

ROUND HILL CLUB
PREPARED FOR

L & S SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING
CONSULTING

PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

DRAWN BY: CHECKED BY:

Comm. No.:

SCALE:

DATE
BRIAN P. McMAHON CT. P.E. 18337

ROUND HILL RD
CLAPBOARD
FORT HILLS
ZACCHEUS
VINEYARD
ROUND HILL RD
LA
RD
FOX
MEADOW
MEAD
PECKSLAND
LISMORE
ROUND HILL
LA
LA
RD
LA
SHEFFIELD
PUT RD
CLUB RD
RIDGE
PARKWAY
RIVERSVILLE
LA
KHAKUM
RD
KHAKUM
KHAKUM
MERRITT
DR
WOOD  RD
OYS
AN
GREENWICH COUNCIL
OF BOY SCOUTS
NOTES:
1. This survey has been prepared in accordance with Sections 20–209–1 thru 20–209–20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Topographic Survey conforming with Topographic Accuracy Class 1–2 and is intended to depict with elevations the locations of improvements and topographic features.

2. Elevations depicted herein are based on an assumed datum.

TOPOGRAPHIC SURVEY
DEPENDING
MAINTENANCE BUILDING
33 ROUND HILL CLUB ROAD
GREENWICH, CONNECTICUT
PREPARED FOR
THE ROUND HILL CLUB, INC.
F.A.R. CALCULATIONS

MAXIMUM ALLOWABLE AREA CALCULATIONS

PROPERTY SIZE: 222.85 +/- Acres = 9,707,346 +/- SF

PROPOSED ADDITIONAL SF

GROSS FLOOR AREA:

Gross Floor Area Breakdown:

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing SF</th>
<th>Proposed SF</th>
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<tbody>
<tr>
<td>Main Clubhouse/Staff Housing**</td>
<td>87,849</td>
<td>26,142</td>
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<tr>
<td>Pro Shop*</td>
<td>219</td>
<td>289</td>
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<tr>
<td>Caddy Shack*</td>
<td>1,454</td>
<td>357</td>
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<tr>
<td>Skeet House*</td>
<td>1,092</td>
<td>1,092</td>
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<tr>
<td>Paddle Tennis Building*</td>
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<td>24,112</td>
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<tr>
<td>Staff Housing</td>
<td>12,500</td>
<td>12,500</td>
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<tr>
<td>Indoor Racquets Facility***</td>
<td>1,156</td>
<td>3,644</td>
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<tr>
<td>Pump House</td>
<td>676</td>
<td></td>
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<tr>
<td>Storage Shed (former Pump House)</td>
<td>432</td>
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<tr>
<td>Snack Bar</td>
<td>1,421</td>
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<tr>
<td>2nd Floor Addition</td>
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<tr>
<td>Grounds Keeper House****</td>
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<tr>
<td>Maintenance Building*</td>
<td>3,644</td>
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</tr>
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</table>

FLOOR AREA RATIO (F.A.R.)

Allowable F.A.R. = .09 x 9,707,346 = 873,661 SF

VOLUME CALCULATIONS

APPROXIMATE EXISTING VOLUME:

877,550 +/- CF

APPROXIMATE PROPOSED VOLUME:

942,760 +/- CF

ROUND HILL CLUB TURF MAINTENANCE BUILDING
33 ROUND HILL CLUB ROAD
GREENWICH, CT 06831

ARCHITECTS PLANNERS INTERIOR DESIGNERS

CIVIL ENGINEER
ROGERS MCAGG
23 FIRST STREET, STAMFORD, CT
T: (203) 327-4625

LANDSCAPE ARCHITECT
RUTHERFORD ASSOCIATES PC
190 SOUND BEACH AVE
OLD GREENWICH, CT
T: (203) 554-7514

9/13/2021 11:09:26 AM
FAR1.0

RHC36.00
**PROPOSED MATERIAL LIST IMAGES**

- **INSULATED STEEL OVERHEAD DOOR**
- **METAL RAKE TRIM AND SOFFIT**
- **PIGMENTED CEMENT PARGE FINISH**
- **INSULATED HOLLOW METAL DOOR**
- **ALUMINUM LOUVER**
- **INSULATED METAL WALL PANEL**
- **STANDING SEAM METAL ROOF**
- **METAL ROOF OVERHANG**
- **INSULATED STEEL OVERHEAD DOOR**
- **EXTERIOR FOG LIGHT**
- **EXTERIOR EGRESS LIGHT**
- **INSULATED STEEL OVERHEAD DOOR**
- **METAL RAKE TRIM AND SOFFIT**
- **PIGMENTED CEMENT PARGE FINISH**

**rounded hill Club**

**TURF MAINTENANCE BUILDING**

**33 ROUND HILL CLUB ROAD**

**GREENWICH, CT 06831**
PLANTING LIST - LANDSCAPE PLANTING PLAN

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<th>TREE SYMBOL</th>
<th>QTY</th>
<th>COMMON NAME</th>
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<td>Norway Spruce</td>
<td>7'-8' HT</td>
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<tr>
<td>NS-1</td>
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</tr>
<tr>
<td>WS-2</td>
<td>3</td>
<td>White Spruce</td>
<td>10'-12' HT</td>
</tr>
</tbody>
</table>

EXIST. DECIDUOUS TREES
EXIST. EVERGREEN TREES & SHRUBS
NEW DECIDUOUS TREES
NEW EVERGREEN TREES

EXIST. TREES TO BE REMOVED

47' HT EXISTING TO REMAIN
NORWAY SPRUCE

PLANTING PLAN

SCALE 1/16" = 1'-0"
1. Rendering from the 14th Fairway
2. Rendering from the 12th Green
3. Rendering from the middle of the 12th Fairway
4. Rendering from the front of 12th Fairway
5. Rendering from the 16th Green
6. Rendering from the 11th Green

PROPOSED SITE RENDERINGS / PHOTOS

TURF MAINTENANCE BUILDING
33 ROUND HILL CLUB ROAD
GREENWICH, CT 06831

CIVIL ENGINEER
REDNISS & MEAD
22 FIRST STREET, STAMFORD, CT
T: (203) 327-0500

ROUND HILL CLUB
RHC36.00
07/08/2021

ST1.1
## COMMERCIAL

### VALUATION RECORD

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### LAND DATA AND CALCULATIONS

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<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Prod. Factor</th>
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### SITE DESCRIPTION

- **Topography:**
- **Public Utilities:** Electric
- **Street or Road:**
- **Neighborhood:**
  - Zoning: RA-2 Single Family 2
  - Legal Acres: 222.8500

### Supplemental Cards
- **TRUE TAX VALUE:** 20702300
- **TOTAL LAND VALUE:** 20702300

---

### Additional Notes
- **Bldg:** Staff rooming house (16 rms)
- **BA0:** Reduce total val by $30M to $52,703,700.
- **BP1:** 14,364; $650,000; New Clubhouse Bar and New Interior Finished
- **BP1:** 17-0092; Gas piping $4,500.
- **BP1:** 19-1919; Remove Pool & Snack Building $38,000
- **CDEP:** 10/01: Equal area exchng of 8.139 sf w/ 10-2673 per 7552 3574/138
- **GAVE:** 15 AC TO 10-2525 FOR 20' GL PER 9135 & 7624/234
- **CO0:** permit #10-2383 - CO #101326 dd 6/23/11
- **CO1:** CO #1019787 - permit #11-0509, 12-2375 - DD 6/26/12
- **CO9:** 19-1932: $1,540,000 New Snack Bar, Pool Equip., Patios 100%
- **CO9:** 19-1932: $250,000 New Pool 100% Complete
- **CO9:** 20-5034: $82,000 New Roof on Locker Room 100% Complete
- **DBA:** Round Hill Country Club: CO1-Clubhouse, CO2-Snack Bar (next to CO1, CO3-Paddle Tennis Bldg, CO4-Indoor tennis (2 tennis courts, 3 single sqsh), 1 dble sqsh), CO5-Staff Housing (7 rms & 4 suites w/sink & ba (no kits)), CO6-Caddy Shack, CO7-Pro Shop.
### PHYSICAL CHARACTERISTICS

**ROOFING**
- Slate/Tile

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

**FRAMING**
- Wd Jst: B 1 2 U
- F Jst: 0 21449 4043 5880
- F Res: 0 2166 18259 0

**HEATING AND AIR CONDITIONING**
- Heat: B 1 2 U
- A/C: 0 1676 0 0
- Sprink: 0 23615 22302 3021

### IMPROVEMENT DATA

#### SPECIAL FEATURES

- **C**: Remod 2011
- **10**: Remod 2003

#### SUMMARY OF IMPROVEMENTS

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<th>Adj Rate</th>
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<th>Phys/Obso Market %</th>
<th>Value</th>
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**Data Collector/Date**: 07/27/2020
**Appraiser/Date**: 10/01/2015
**Neighborhood**: Neigh 142100 AV
**Supplemental Cards**: 34438000
**TOTAL IMPROVEMENT VALUE**: 21450800

[LCM: 150.00]
### Land Data and Calculations

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<th>Land Type</th>
<th>Rating Soil ID</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor -or- Depth Factor</th>
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<th>Adjusted Rate</th>
<th>Extended Value</th>
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</table>

**Site Description**

DBA: Round Hill Country Club: CO1-Clubhouse, CO2-Snack Bar (next w/ sink & ba (no kit)), CO6-Caddy Shack, CO7-Pro Shop, CO8-Skeet House, CO9-Demo'd '03, C10-Turf Care/Greens Maint Fac. (bil '03), RO1-Residence


Situs revised from Round Hill Road (7424W0047). RCS - 2/13/06. Reconstructed all greens per USGA standards 2007.

LAND: Revised lot size from 210.4 acres to 223 acres per GLR Map #8972

Lot Line Revision A.K. 11/29/18

O/O: Owner-Occupied Commercial

P: 125 spcs

STIP: 2008: Reduce land from $200k/ac to $126k/ac.
### VALUATION RECORD

**Assessment Year**

**Reason for Change**

**VALUATION**

### Site Description

### LAND DATA AND CALCULATIONS

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**VALUATION RECORD**

Assessment Year
Reason for Change

**VALUATION**

Site Description

**LAND DATA AND CALCULATIONS**

| Land Type | Rating | Measured | Acreage | Soil ID | Prod. Factor -Or- Depth Factor -Or- | Table | Effective Depth | Effective Frontage | Actual Frontage | Base Rate | Adjusted Rate | Extended Value | Influence Factor | Value |
|-----------|--------|----------|---------|---------|------------------------------------|-------|----------------|-------------------|----------------|-----------|---------------|----------------|----------------|-----------------|------|

Supplemental Cards
TOTAL LAND VALUE
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Shingle

WALLS
B 1 2 U
Frame Yes
Brick Metal Guard

FRAMING
B 1 2 U

Wd Jst 2400 2400 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 2400 2400 0 0

STAFF HOUSING

SPECIAL FEATURES

ID | Description | Use | Str. Hgt | Const Year | Year Eff | Const | Year Cond | Base Rate | Features | Adj Size or Area | Computed Value | Phys. Obsolesc. | Market % | Value
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
C | HOUNIT | 0.00 | Good | 1982 1985 | GD | 0.00 N | 0.00 | 2400 | 0 0 0 150 100 | 729000 |
31 | UTLSHED | 1.00 | Avg | 1940 1985 | AV | 21.90 N | 12.85 17x 22 | 12290 13 | 0 100 100 | 10700 |

SUMMARY OF IMPROVEMENTS

(LCM: 150.00)

Data Collector/Date: TD 07/27/2020
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 162100 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 740600
### Valuation Record

Assessment Year: 
Reason for Change: 

### Site Description

### Land Data and Calculations

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Supplemental Cards
TOTAL LAND VALUE
### VALEUATION RECORD

**Assessment Year**

**Reason for Change**

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**Site Description**

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### LAND DATA AND CALCULATIONS

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<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
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*Supplemental Cards*  
*TOTAL LAND VALUE*
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**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

- **Data Collector/Date**: TD 07/27/2020
- **Appraiser/Date**: TKG 10/01/2016
- **Neighborhood**: Neigh 162100 AV
- **Supplemental Cards**: TOTAL IMPROVEMENT VALUE 380000

**IMPROVEMENT DATA**

- **ROOFING**
  - Shingle

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

- **FRAMING**
  - WD JST 0 1454 0 0

- **HEATING AND AIR CONDITIONING**
  - Heat 0 1454 0 0

- **PRO SHOP**
  - 1s Fr Slab

- **Copy (Upper)**

- **(LCM: 150.00)**
**VALUATION RECORD**

- **Assessment Year**
- **Reason for Change**

**VALUATION**

**Site Description**

**LAND DATA AND CALCULATIONS**

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### Site Description

### Valuation Record
- **Assessment Year**
- **Reason for Change**
- **VALUATION**

### Land Data and Calculations

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</table>
IMPROVEMENT DATA

Roof: Masp Hop House 2012
27w x 27l x 10h

Walls:
- B 1 2
- Yes

Brick: No
Metal: No
Guard: No

Framing:
- B 1 2
- UF

Heating & Air Conditioning:
- B 1 2
- UF

Sprinkler:
- 10980 0
- 1767 0

Turf Care/Greens Maintenance Bldg
Imp #2 Cabin is 6-bin concrete & wd fr 3-sided stucture bit '03

Summary of Improvements

<table>
<thead>
<tr>
<th>Description</th>
<th>ID</th>
<th>Year Eff</th>
<th>Const</th>
<th>Size or Area</th>
<th>Computed Value</th>
<th>Phys Dep</th>
<th>Ad Val</th>
<th>% Dep</th>
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Data Collect Date: 07/27/2020
Appraiser Date: 10/01/2015
Neighboorhood: Neigh 162100 AV
Supplemental Cards: 3137600

TOTAL IMPROVEMENT VALUE: 139500
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
Built-up

WALLS
B 1 2 U
Frame
Brick
Metal
Guard

FRAMING
B 1 2 U
Wd Jnt 0 3978 4371 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 3978 4371 0
Sprink 0 3978 4371 0

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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Data Collector/Date: TD 07/27/2020
Appraiser/Date: TOG 10/01/2018
Neighborhood: Neigh 1621AV
Supplemental Card: TOTAL IMPROVEMENT VALUE: 2147100
### VALUATION RECORD

**Assessment Year**

**Reason for Change**

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### LAND DATA AND CALCULATIONS

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**Supplemental Cards**

**TOTAL LAND VALUE**
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Ranch
Occupancy: Single family
Story Height: 1.0
Finished Area: 1589
Attic: None
Basement: 1/2

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

FLOORING
Slab B
Sub and joists 1.0
Base Allowance B, 1.0

EXTERIOR COVER
Wood Siding 1.0

INTERIOR FINISH
Normal for Class B, 1.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 3
Rec Type: 3
Room Area: 345
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-oil Lower Full Part
/Bea 1 Upper Upper

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

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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Data Collector/Date: 07/27/2020
Appraiser/Date: 10/01/2015
Neighborhood: Neigh 162200 AV
Supplemental Card: TOTAL IMPROVEMENT VALUE: 271300