



TOWN OF GREENWICH

Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Site Plan Application

Property Address: 1252 King Street, Greenwich, CT 06831 Tax ID: 10-4147

Property Owner: Brunswick School, Inc. Address: 100 Maher Avenue, Greenwich, CT 06830

Email: _____ Cell Phone: _____ Other Phone: _____

Applicant: Brunswick School, Inc. Address: 100 Maher Avenue, Greenwich, CT 06830

Email: _____ Cell Phone: _____ Other Phone: _____

Authorized Agent: Heagney, Lennon & Slane, LLP Address: 31 East Elm Street, Greenwich, CT 06830

Email: JHeagney@hlsctlaw.com Cell Phone: _____ Other Phone: (203) 661-8400

Select One: Pre-Application Final

Zone(s): RA-4 Lot Area: 103.69 ac

Please select all relevant items below:

- Special Permit – Complete special permit application form
- Coastal Overlay Zone
- Property is within 500 feet of a Municipal Boundary of Rye Brook, NY (for notification)
- Amendment to Building Zone Regulations – Section(s) _____
- Amendment to Building Zone Map – Zone(s) affected _____
- Health Department review needed
- Sewer Department review needed
- Architectural Review Committee Application attached or Review needed
- Planning & Zoning Board of Appeals review needed
- Inland Wetlands and Watercourses Agency Review / Approval Required
- Scenic Road Designation

To be completed by P&Z staff only:

Check # _____ Check Amount: \$ _____

Application # _____

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>PERMITTED/ REQUIRED</u>
COMMERCIAL/OFFICE			
Gross Floor Area	_____	_____	_____
Usable Floor Area	_____	_____	_____
Parking Spaces	_____	_____	_____
COMMERCIAL/RETAIL			
Gross Floor Area	_____	_____	_____
Usable Floor Area	_____	_____	_____
Parking Spaces	_____	_____	_____
OTHER USES			
Gross Floor Area	_____	NO CHANGE	_____
Usable Floor Area	_____	NO CHANGE	_____
Parking Spaces	_____	NO CHANGE	_____
RESIDENTIAL			
Number of Units	_____	_____	_____
Number of Bedrooms	_____	_____	_____
Gross Floor Area	_____	_____	_____
Parking Spaces	_____	_____	_____
TOTAL SQUARE FOOTAGE	_____	_____	_____
BUILDING HEIGHT	_____	_____	_____
FLOOR AREA RATIO	_____	_____	_____
BUILDING COVERAGE	_____	_____	_____
LOT COVERAGE	_____	_____	_____
TOTAL PARKING SPACES	_____	_____	_____
GREEN AREA	_____	_____	_____
AGE OF STRUCTURE	_____	_____	_____

THIS SITE PLAN INVOLVES:

- Additions
 Alterations
 Demolition
 Re-Construction



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Application Signature Page

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Signature: _____ Date: _____

Property Owner 2: _____ Address: _____

Email: _____ Cell Phone: _____ Other Phone: _____

Signature: _____ Date: _____

Property Owner 3: _____ Address: _____

Email: _____ Cell Phone: _____ Other Phone: _____

Signature: _____ Date: _____

Property Owner 4: _____ Address: _____

Email: _____ Cell Phone: _____ Other Phone: _____

Signature: _____ Date: _____

Applicant: Brunswick School, Inc. Address: 100 Maher Avenue, Greenwich, CT 06830

Email: _____ Cell Phone: _____ Other Phone: _____

Signature: _____ Date: _____

Authorized Agent: Heagney, Lennon & Slane, LLP Address: 31 East Elm Street, Greenwich, CT 06830

Email: JHeagney@hlsctlaw.com Cell Phone: _____ Other Phone: (203) 661-8400

Signature: _____ Date: _____



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Pre-Application Review Checklist

Property Address: 1252 King Street, Greenwich, CT 06831 Tax ID: 10-4147

Anticipated Type of Application: Final Site Plan & Special Permit

Pre-application meeting – For applications requiring a special permit (optional to all other application types), the applicant is required to submit documentation of their development proposal to the Planning and Zoning Commission for a nonbinding pre-application review pursuant to Section 7-159b of the Ct. General Statutes, to be held on a regularly scheduled meeting of the Planning and Zoning Commission, subject to the below requirements. The submission shall include the following.

Please check the items submitted below:

- 1. Completed Application Form.
- 2. One copy of a signed form titled, *Applicant's Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b*, which notes in part, that this pre-application review is being held at the applicant's request in accordance with Connecticut General Statutes (Sec. 7-159b). Specifically, Section 7-159b of the Connecticut General Statutes notes that a "Pre-application review and any results or information obtained from it may not be applied under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project." Therefore, any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.
- 3. Nine copies of a written narrative describing the project.
- 4. Nine copies of schematic architectural drawings including but not limited to proposed floor plans, all building elevations indicating proposed height and stories, conceptual site, and landscape plans.
- 5. Nine copies of an A2 survey and schematic civil engineering site development plans indicating the layout of the proposed development including setbacks, number and dimension of parking spaces and travel lanes, curb cuts and dimension of proposed buildings.
- 6. Nine copies of a planimetric GIS map (not aerial) showing the surrounding neighborhood including standard generated topography, infrastructure and flood zones.
- 7. An affidavit certifying that all abutting property owners have been notified by mail as evidenced by a certificate of mailings or certified or registered mail receipts, about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners.

All applications must be submitted digitally to pnzappl@greenwichct.org, followed by a physical submission of hardcopies and payment.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.

Brunswick School

C O U R A G E ♦ H O N O R ♦ T R U T H

KATHLEEN F. HARRINGTON
Chief Financial Officer

July 30, 2018

Planning and Zoning Board of Appeals
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 1252 King Street, 1275 King Street & 100 Cliffdale Road, Greenwich, CT 06831

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as our agents to appear before the Town of Greenwich Planning and Zoning Board of Appeals, Planning and Zoning Commission, or any other Town Municipal Board in connection with the filing of applications on the above captioned properties.

Brunswick School, Inc.



Kathleen Harrington, C.F.O.



TOWN OF GREENWICH

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Applicant's Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b

Sec. 7-159b. Connecticut General Statutes. Pre-application review of uses of property.

Notwithstanding any other provision of the general statutes, prior to submission of an application for use of property under chapters 124, 126, 440, and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commissions, department or agency or authorized agent thereof may separately, jointly or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and / or recommendations are made through this review are non-binding upon the parties.

Further, acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Greenwich Planning and Zoning Commission, Zoning Board of Appeals or Wetlands Agency to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Zoning, Subdivision or Wetlands regulations of the Town of Greenwich as the case may be.

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Signature: _____ Date: _____

Property Owner 3: _____ Address: _____

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Signature: _____ Date: _____

NARRATIVE

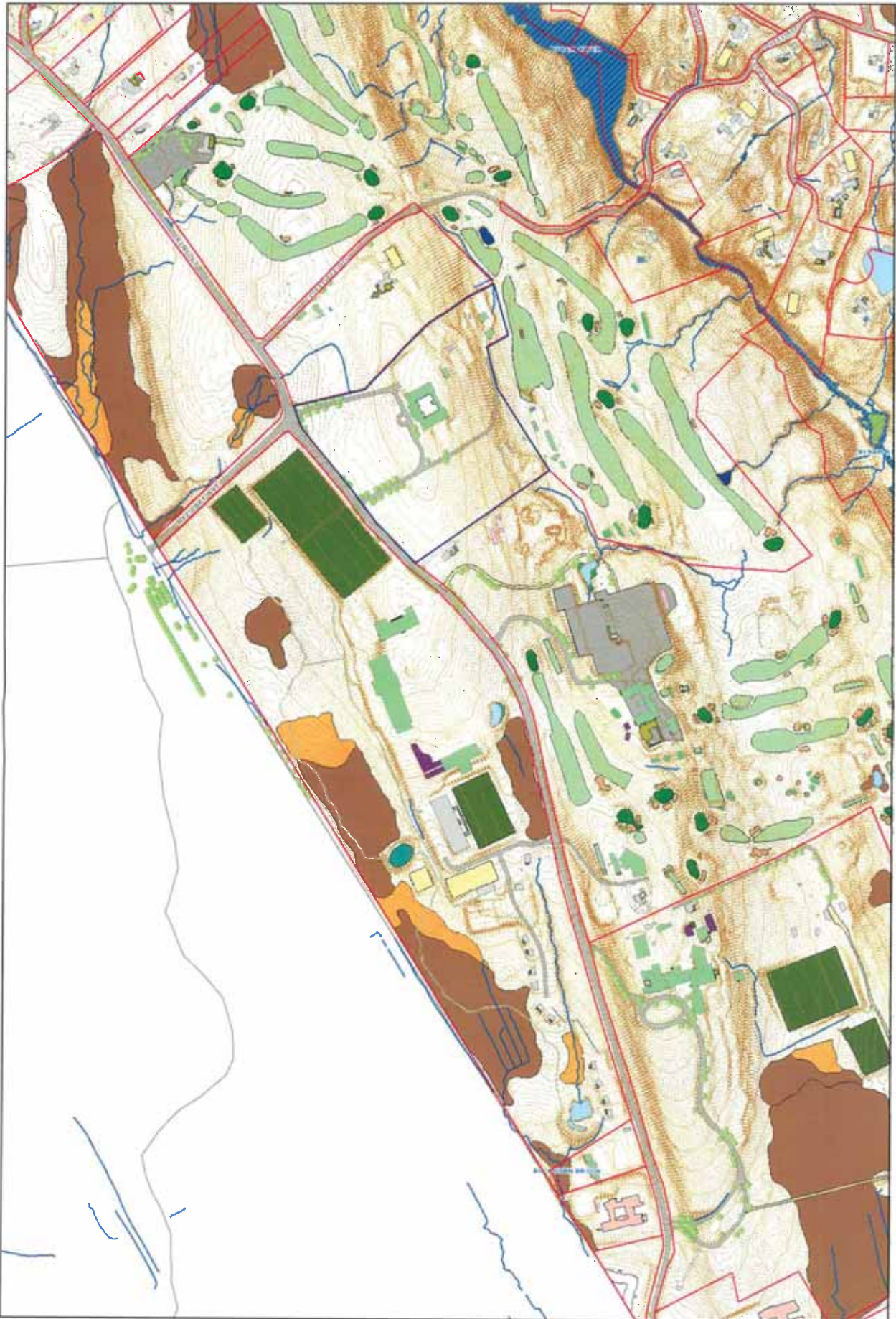
Applicant, Brunswick School, Inc., proposes to convert an existing 4,000-square-foot maintenance/storage building to a weight room on its campus at 1216-1252 King Street.

The maintenance/storage building was originally constructed in 2004 pursuant to Final Site Plan #2244.

Pursuant to BZR §6-13(b), Site Plan and Special Permit approval is requested for a change to a non-residential use. Both the maintenance/storage building and weight room uses are incidental to Brunswick's school use. There will be no construction or exterior alteration involved in the conversion of the building. The converted weight room will only be used by existing Brunswick students, faculty, and staff and will not result in new or additional people coming to the campus. The items in the existing maintenance/storage building will be relocated to an existing and underutilized maintenance building on the eastern end of the campus at 1275 King Street.

Applicant requests Pre-Application Review to change the maintenance/storage building to a weight room.

Respectfully Submitted,
John J. Heagney
Dated: June 22, 2022



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7/25/2018 12:38:14 PM

N
1:6000
1"=500'



BRUNSWICK SCHOOL INC
 100 MAHER AVE
 GREENWICH, CT 06830
 LOT NO PT 9-11-11A-12-12A 13-14-15 KING ST W1
 Date 06/10/1999 GREENWICH KING STREET ASSOC II L P
 Bk/Pg: 3284, 97 \$85000000

EXEMPT

VALUATION RECORD

Assessment Year	10/01/2016	10/01/2017	10/01/2018	10/01/2019	10/01/2020	10/01/2021	10/01/2021
Reason for Change	2016 List	2017 List	2018 List	2019 List	2020 List	2021 Prelim	2021 Final
VALUATION	I 44963800	44963800	44963800	44963800	44963800	40332500	44989100
Market	E 93023000	93023000	112123100	112123100	112123100	113116000	114323900
	T 137986800	137986800	157086900	157086900	157086900	153448500	159313000
VALUATION	I 31474660	31474660	31474660	31474660	31474660	28232750	31492370
70% Assessed	E 65116100	65116100	78486170	78486170	78486170	79181200	80026730
	T 96590760	96590760	109960830	109960830	109960830	107413950	111519100

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or- Depth Factor	Rate	Rate	Value	Factor	
-or- Actual Frontage	Effective Frontage	Effective Depth	-or- Square Feet	Rate	Rate	Value		
	103.6900		1.00	166877.23	166877.23	17303500	1	160%
Zoning:	1 Primary Commercial							44989100
RA-4 Single Family 4								
Legal Acres:	103.6900							

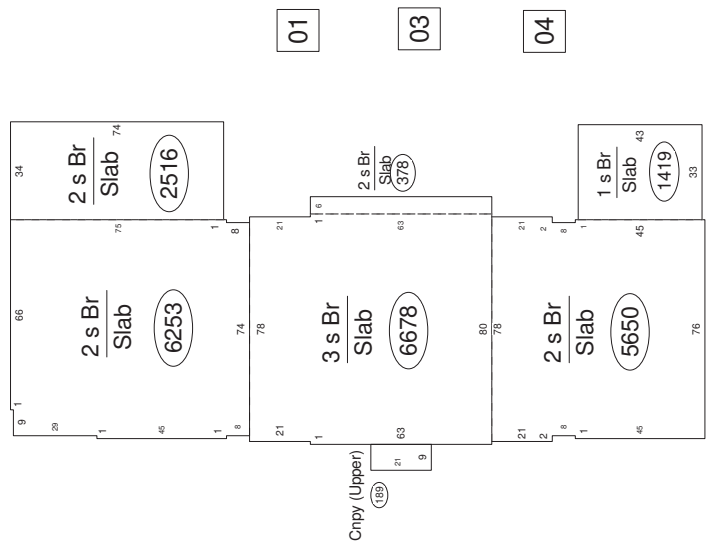
Public Utilities: Electric
 Street or Road:
 Neighborhood:
 Zoning: RA-4 Single Family 4
 Legal Acres: 103.6900
 Supplemental Cards 44989100
 TRUE TAX VALUE 44989100

BP18: 13-2009: Natorium Addition \$8,616,500
 BP19: 19-2282: \$100,000 Site Walls - NV Added 2019 GL
 CKMP: 8394 A & B
 COMM: Revise 21 Commercial
 DBA: Brunswick School: C04=Middle School/Adm Bldg
 C05=Athletic Bldg; C06=Lower School; C07=Burke Field House;
 C08=Sewage Treatment Facility; R01=Super's Residence;
 R02 thru R11=Faculty housing.
 GEN: 10-1978 AND 10-2956 merged into 10-4147.
 C07 contains 9 squash courts. Situs revised from 1232-1252 to 1216-1252 King Street. RCS -11/14/14.
 SALE: Sale 6/10/99 BK 3284 PG 97 sale effectively represents land sale w/most improvements subsequently demolished.
 UCIC: Recheck 2021
 VC:

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING					
Shingle					
WALLS					
Frame	B	1	2	U	
Brick		Yes	Yes	Yes	
Metal					
Guard					
FRAMING					
F Res	B	0	32052	21475	6678
HEATING AND AIR CONDITIONING					
Heat	B	0	9158	0	0
Sprink		0	9158	0	0



01

03

04

Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	60205	192.30	11577465	
Exterior Walls	60205	41.31	2487276	
Heating & Cooling	37311	25.32	944703	
Sprinklers	9158	7.90	72348	
Basic Structure Cost	60205	250.51	15081792	
Physical	0	0.00	754089	5.00
Depreciated Cost	60205	237.98	14327703	
Rounded Total	0	0.00	14327700	
NPY/	189	13.81	2610	2610
Total Exterior Features Value			2480	
Depreciated Ext Features			14330180	
Total Before Adjustments			7165120	50.00
Neighborhood Adjustment			21495300	
TOTAL VALUE				

(LCM: 150.00)

SPECIAL FEATURES

Description	Value
C SCHCLASS	0.00
01 PAVING	0.00
03 RTWCONC	5.00
04 ELEVCOM	3.00

SUMMARY OF IMPROVEMENTS

ID	Use	Sty	Hgt	Const	Year	Eff	Const	Year	Cond	Base	Feat-	Adj	Size	or	Computed	Phys	Obsol	Market	%	Value	Depr	Adj	Comp	Value	
C	SCHCLASS	0.00	0.00	VGd	2013	2013	GD	0.00	N	0.00	N	0.00	22894	0	0	150	100	21495300		0	0	100	100	21495300	
01	PAVING	0.00	85	Avg	2000	2000	VG	2.90	N	4.35	N	4.35	127000	552450	10	0	100	100	497200		0	100	100	497200	
03	RTWCONC	5.00	6D	Good	2000	2000	AV	26.00	N	58.50	N	58.50	5x100	5850	30	0	100	100	4100		0	100	100	4100	
04	ELEVCOM	3.00	2E	Exe	2000	2000	VG	178685	N	670069	N	670069	1@	0	670070	10	0	100	100	603100		0	100	100	603100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TD 05/04/2018

TOG 10/01/2015

Neigh 2800 AV

TOTAL IMPROVEMENT VALUE 22599700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

Printed 01/27/2022 Card No. 2 of 18

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

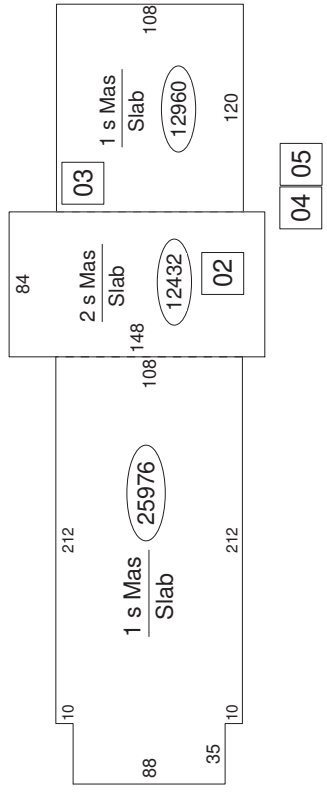
ROOFING
Built-up

WALLS
B 1 2 Yes U

Frame Brick Yes
Metal Guard

FRAMING
B 1 2 U
F Res 0 79620 12432 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 28252 0 0
Sprink 0 28252 0 0



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	92052	224.54	20669129	
Exterior Walls	92052	44.85	4128974	
Heating & Cooling	40684	28.99	1179290	
Sprinklers	28252	6.62	186905	
Basic Structure Cost	92052	284.23	26164298	7.95
Physical	0	0.00	2079891	
Depreciated Cost	92052	261.64	24084407	
Rounded Total	0	0.00	24084400	

Total Exterior Features Value
Depreciated Ext Features
Total Before Adjustments
Neighborhood Adjustment
TOTAL VALUE
24084400
12042200 50.00
36126600

(LCM: 150.00)

SPECIAL FEATURES

Description	Value
C : Remod 2011	

SUMMARY OF IMPROVEMENTS

ID	Use	Sty Hgt	Const Type	Grade	Year	Eff Const	Base Rate	Feat-ures	Adj Rate	Size Area	Computed Value	Phys Obsol	Market %	Depr	Adj Comp	Value
C	SCHGYM	0.00	VGd		2013	2013	AV	0.00	N	0.00	51368	0	0	150	100	36126600
02	PENTMECH	0.00	4	Exe	2000	2000	AV	70.00	N	210.00	16x 66	221760	30	0	100	155200
03	MEZZFO	1.00	Exe	2000	2000	AV	50.65	N	189.94	8x120	182340	30	0	100	100	127600
04	ELEVCOM	3.00	2E	Exe	2000	2000	VG	178685	N	670069	1x	0	10	0	100	603100
05	MEZZSF	1.00	Exe	2008	2008	AV	0.00	N	0.00	8x203	500000	20	SV	100	100	400000

Data Collector/Date
TD 05/04/2018

Appraiser/Date
TOG 10/01/2015

Neighborhood
Neigh 2800 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE
37412500

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

Printed 01/27/2022 Card No. 3

of 18

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

Printed 01/27/2022

of 18

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VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

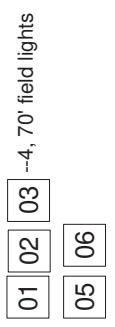
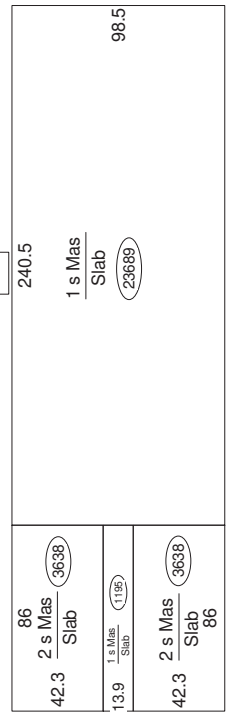
B	1	2	U
Frame	Yes		
Brick	Yes		
Metal			
Guard			

FRAMING

B	1	2	U
Wd Jst	0	23798	0
F Res	0	8362	7276

HEATING AND AIR CONDITIONING

B	1	2	U
Heat	0	32160	7276
Sprink	0	32160	0



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	39436	226.98	8951284	
Exterior Walls	39436	37.93	1495902	
Heating & Cooling	39436	30.94	1220261	
Sprinklers	32160	7.16	230111	
Basic Structure Cost	39436	301.69	11897558	
Physical	0	0.00	2557455	21.50
Depreciated Cost	39436	236.84	9340103	
Rounded Total	0	0.00	9340100	
Total Exterior Features Value				
Depreciated Ext Features			9340100	
Total Before Adjustments			4670100	50.00
Neighborhood Adjustment			14010200	
TOTAL VALUE				

SPECIAL FEATURES

Description	Value
C : Remod 2011	

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year	Eff Const	Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Depr	% Adj Comp	Value
C	SCHGYM	0.00	VGd		2004	2004	2004	GD	0.00	N	0.00	32160	0	0	150	100	14010200
01	TURF	0.00	Exe		2004	2005	2005	EX	11.45	N	34.35	57600	1978560	5	0	100	1879600
02	BLEACHER	0.00	Good	51	2004	2004	2004	VG	34.05	N	66.40	5296	351650	10	0	100	316500
03	Lights	0.00	Exe		2004	2004	2004	VG	0.00	N	0.00	0	275000	10	SV	100	247500
04	Pres.Box	0.00	Avg		2007	2007	2007	AV	0.00	N	0.00	0	75000	20	SV	100	60000
05	TENNIS	0.00	Good	85	2005	2005	2005	GD	27820	N	54249	1	54250	10	0	100	244200
06	TENNIS	0.00	Avg	85	2000	2000	2000	AV	27820	N	41730	1	41730	30	0	100	58400

Data Collector/Date TOG 05/04/2018
Appraiser/Date TOG 10/01/2015
Neighborhood Neigh 2800 AV
Supplemental Cards TOTAL IMPROVEMENT VALUE 16816400

(LCM: 150.00)

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

Printed 01/27/2022 Card No. 5 of 18

Date

VALUATION RECORD

Assessment Year

Reason for Change

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LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING			
Built-up			
WALLS			
Frame	B	1	2 U
Brick	Yes		
Metal			
Guard			
FRAMING			
F Res	B	1	2 U
R Conc	0	1363	0 0
	493	0	0 0
HEATING AND AIR CONDITIONING			
Heat	B	1	2 U
	0	1363	0 0

17	30
1 s Mas B	1 s Mas Slab
29 (493)	29 (870)

Sewage Treatment Bldg.
Sewage treatment facility w/ gpd capacity

Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	1363	72.62	98981	
Exterior Walls	1363	26.64	36310	
Heating & Cooling	1363	25.84	35220	
Basic Structure Cost	1363	125.10	170511	
Unfinished Basement	493	117.62	57987	
Building Cost New	1363	167.64	228498	
Physical	0	0.00	29705	13.00
Depreciated Cost	1363	145.85	198793	
Rounded Total	0	0.00	198800	
Total Exterior Features Value				
Depreciated Ext Features			198800	
Total Before Adjustments			99400	50.00
Neighborhood Adjustment			298200	
TOTAL VALUE				

SPECIAL FEATURES

Description	Value
C HUTLSTOR	0.00

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
C	HUTLSTOR	0.00	2004	2004	GD	0.00	N	0.00	1363	0	100
			Avg+								
											298200

(LCM: 150.00)

Data Collector/Date
TD 05/04/2018

Appraiser/Date
TOG 10/01/2015

Neighborhood
Neigh 2800 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE
298200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

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Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

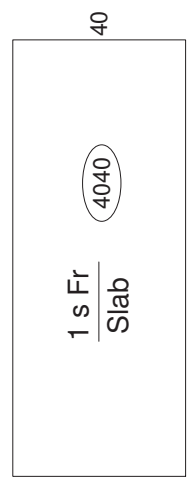
LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
 Built-up
 WALLS
 B 1 2 U
 Frame Yes
 Brick
 Metal
 Guard
 FRAMING
 B 1 2 U
 Wd Jst 0 4040 0 0
 HEATING AND AIR CONDITIONING
 Heat B 1 2 U
 0 4040 0 0



Landscape Equip/Storage Bldg

Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	4040	83.60	337744	
Exterior Walls	4040	15.04	60762	
Heating & Cooling	4040	7.43	30017	
Basic Structure Cost	4040	106.07	428523	
Physical	0	0.00	94276	22.00
Depreciated Cost	4040	82.73	334247	
Rounded Total	0	0.00	334200	

Total Exterior Features Value
 Depreciated Ext Features
 Total Before Adjustments
 Neighborhood Adjustment
 TOTAL VALUE

334200
 167100 50.00
 501300

SPECIAL FEATURES

Description Value

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
C	STORGAR	0.00	Good	2005	2005	GD	0.00	N	0.00	4040	0	100
											501300	

(LCM: 150.00)

Data Collector/Date
 TD 05/04/2018

Appraiser/Date
 TOG 10/01/2015

Neighborhood
 Neigh 2800 AV

Supplemental Cards
 TOTAL IMPROVEMENT VALUE
 501300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

B	1	2	U
Frame	Brick		
Metal	Guard		

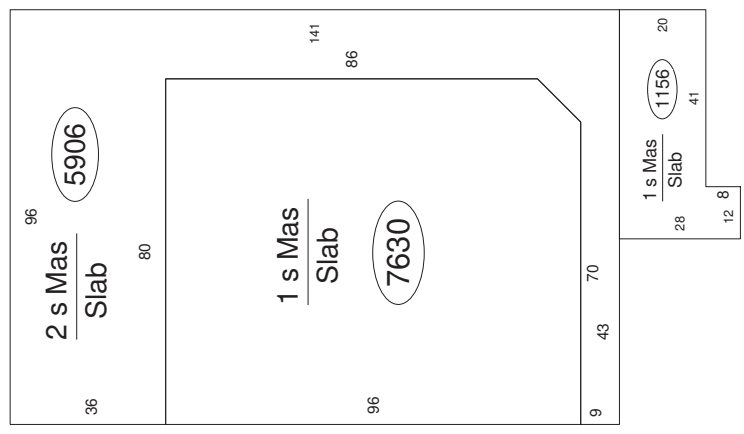
FRAMING

B	1	2	U
F Res	0	14692	5906

HEATING AND AIR CONDITIONING

B	1	2	U
Heat	0	14692	5906
Sprink	0	14692	5906

Natorium Under Turf Field



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	20598	212.18	4370522	
Exterior Walls	20598	40.62	836679	
Heating & Cooling	20598	46.86	965225	
Sprinklers	20598	6.74	138907	
Basic Structure Cost	20598	306.41	6311333	3.00
Physical	0	0.00	189340	
Depreciated Cost	20598	297.21	6121993	
Rounded Total	0	0.00	6122000	

Total Exterior Features Value
 Depreciated Ext Features
 Total Before Adjustments
 Neighborhood Adjustment
 TOTAL VALUE

6122000
 3061000 50.00
 9183000

(LCM: 150.00)

SPECIAL FEATURES

Description	Value
C NATATRM	0.00
01 TURF	0.00

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Depr	Adj Comp	Value	
C	NATATRM	0.00	2013	2013	EX	GD	0.00	N	0.00	20598	0	0	0	150	100	9183000
01	TURF	0.00	2013	2013	GD	GD	11.45	N	22.33	170x370	1404560	3	0	100	100	1362400

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 2800 AV

10545400

TOTAL IMPROVEMENT VALUE

ADMINISTRATIVE INFORMATION

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VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

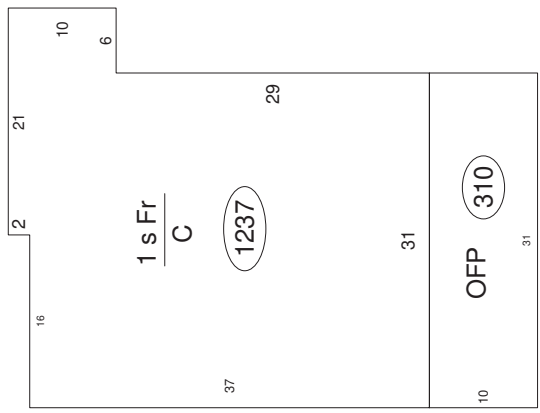
Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

1	Construction Wood Frame	Base Area 1237	1.0	Finished Area Sq Ft 1237	Value 157160
		1237 Crawl	----	0	



PHYSICAL CHARACTERISTICS
 Style: Conventional
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1237
 Attic: None
 Basement: None

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

FLOORING
 Sub and Joists 1.0
 Base Allowance 1.0

EXTERIOR COVER
 Wood Siding 1.0

INTERIOR FINISH

ACCOMMODATIONS
 Finished Rooms 6
 Bedrooms 3

HEATING AND AIR CONDITIONING
 Primary Heat: Hot water - oil
 Lower Full Part /Bsmt 1 Upper Upper

PLUMBING
 #
 3 Fixt. Baths 1 3
 Kit Sink 1 1
 TOTAL 4

REMODELING AND MODERNIZATION
 Amount Date

SPECIAL FEATURES

Description	Value
D : Remod 2000 BASIC	6400

SUMMARY OF IMPROVEMENTS

ID	Use	Styry Const	Year Eff	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %					
D	DWELL	0.00	1910	1910	AV	0.00	Y	0.00	1237	250360	30	0	100	100	175300

(LCM: 128.00)

Exterior Features	Value	11800
OFF	Value	11800
0 Integral	0	0
0 Att Garage	0	0
0 Att Carports	0	0
0 Bsmt Garage	0	0
Ext Features	Value	11800
Other Features	Value	6400
SUB-TOTAL ONE UNIT	Value	183795
SUB-TOTAL 0 UNITS	Value	183795
Garages	Value	0
0 Integral	0	0
0 Att Garage	0	0
0 Att Carports	0	0
0 Bsmt Garage	0	0
Ext Features	Value	11800
SUB-TOTAL	Value	195595
Quality Class/Grade	Avg	250360
GRADE ADJUSTED VALUE	Value	250360

Data Collector/Date TOG 05/04/2018
Appraiser/Date TOG 10/01/2015
Neighborhood Neigh 2800 AV
Supplemental Cards TOTAL IMPROVEMENT VALUE 175300

ADMINISTRATIVE INFORMATION

OWNERSHIP

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Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

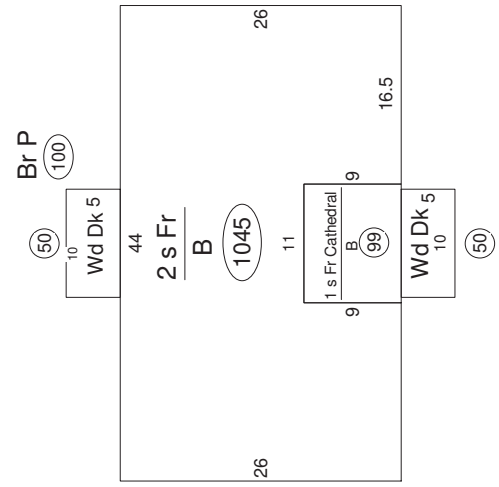
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt: 1 Upper
 Air Cond: 0 1144 1045 0

PLUMBING
 #
 4 Fixt. Baths: 1 4
 3 Fixt. Baths: 1 3
 2 Fixt. Baths: 1 2
 Kit Sink: 1 1
 TOTAL: 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #1



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	1144	1.0	1144	147230
1 Wood Frame	1045	2.0	1045	101630

Construction	Base Area	Floor Area	Sq Ft	Value
4 Concrete block	1144	Bsmt	0	34140
		Crawl	0	0

Row Type	Adjustment	Value
TOTAL BASE		283000
Row Type Adjustment	1.00%	1.00%
SUB-TOTAL		283000

Interior Finish	Value
0 Interior Finish	17510
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	7860
0 Heating	0
0 Air Condition	6310
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 10	29300
Other Features	6400

Exterior Features	Value
0 WDDK	1820
0 WDDK	1820
0 BRP	1580
0 Ext Features	5220
SUB-TOTAL ONE UNIT	350380
SUB-TOTAL 0 UNITS	350380

Quality Class/Grade	Avg
SUB-TOTAL	355600
GRADE ADJUSTED VALUE	455170

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	3333	455170	9	0
									100	100	100	414200

SPECIAL FEATURES

Description	Value
D :BASIC	6400
MAS-STK	7860

Neighborhood	Appraiser/Date	Supplemental Cards
Neigh 2800 AV	TOG 10/01/2015	TOTAL IMPROVEMENT VALUE 414200

Data Collector/Date	Appraiser/Date
TD 05/04/2018	TOG 10/01/2015

ADMINISTRATIVE INFORMATION

OWNERSHIP

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VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

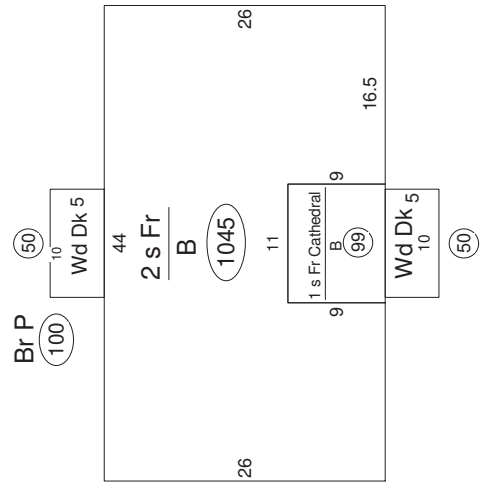
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt: 1 Upper
 Air Cond: 0 1144 1045 0

PLUMBING
 #
 4 Fixt. Baths: 1 4
 3 Fixt. Baths: 1 3
 2 Fixt. Baths: 1 2
 Kit Sink: 1 1
 TOTAL: 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #2



Construction	Base Area	Floor Area	Sq Ft	Finished	Value
1 Wood Frame	1144	1.0	1144	147230	
1 Wood Frame	1045	2.0	1045	101630	

4 Concrete block	1144	Bsm	0	34140	0
	0	Crawl	----		

TOTAL BASE		283000
Row Type	Adjustment	1.00%
SUB-TOTAL		283000

0 Interior Finish	17510
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	7860
0 Heating	0
0 Air Condition	6310
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 10	29300
0 Other Features	6400

Exterior Features	Description	Value
WDDK	1820	0
WDDK	1820	0
BRP	1580	0
	Ext Features	5220

SUB-TOTAL ONE UNIT	350380
SUB-TOTAL 0 UNITS	350380
Quality Class/Grade	355600
Avg	455170

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Grade	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	3333	455170	9	100
									100	100		414200

SPECIAL FEATURES

Description	Value
D :BASIC	6400
MAS-STK	7860

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
TD 05/04/2018	TOG 10/01/2015	Neigh 2800 AV	TOTAL IMPROVEMENT VALUE 414200

ADMINISTRATIVE INFORMATION

OWNERSHIP

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Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

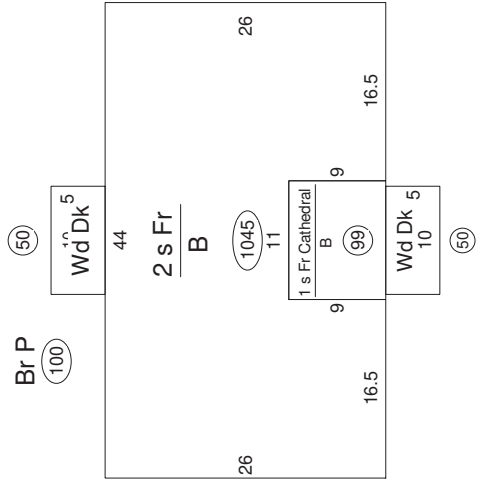
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt 1 Upper Upper 0
 Air Cond 0 1144 1045 0

PLUMBING
 #
 4 Fixt. Baths 1 4
 3 Fixt. Baths 1 3
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 TOTAL 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #3



Construction	Base Area	Floor Area	Sq Ft	Finished	Value
1 Wood Frame	1144	1.0	1144	147230	
1 Wood Frame	1045	2.0	1045	101630	

4 Concrete block	1144	Bsmt	0	34140	0
		0 Crawl	----		

TOTAL BASE					
				283000	

Row Type Adjustment					
				1.00%	
SUB-TOTAL					
				283000	

0 Interior Finish	17510				
0 Ext Lvg Units	0				
0 Basement Finish	0				
Fireplace(s)	7860				
Heating	0				
Air Condition	6310				
Frame/Siding/Roof	0				
Plumbing Fixt: 10	29300				
Other Features	6400				

SUB-TOTAL ONE UNIT					
				350380	
SUB-TOTAL 0 UNITS					
				350380	
Garages					
0 Integral	0				
0 Att Garage	0				
0 Att Carports	0				
0 Bsmt Garage	0				
Ext Features	5220				

SUB-TOTAL					
				355600	
Quality Class/Grade					
				Avg	

GRADE ADJUSTED VALUE					
				455170	

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Year	Eff Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr		Comp	Value	
														Rate	Value			
D : BASIC	6400	D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	3333	455170	9	0	100	100	414200	
MAS-STK	7860																	

SPECIAL FEATURES

D : BASIC	6400
MAS-STK	7860

Data Collector/Date	05/04/2018	Appraiser/Date	TOG 10/01/2015	Neighborhood	Neigh 2800 AV	Supplemental Cards		TOTAL IMPROVEMENT VALUE	414200
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ADMINISTRATIVE INFORMATION

OWNERSHIP

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Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 2
 Formal Dining Rooms: 1
 Fireplaces: 1

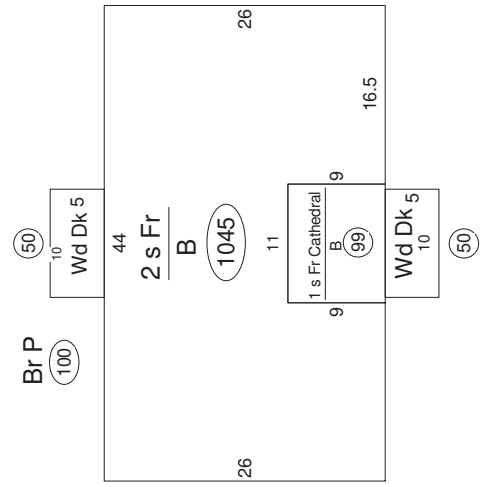
HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsm: 1 Upper
 Air Cond: 0 1144 1045 0

PLUMBING

#	4
4 Fixt. Baths	1
3 Fixt. Baths	1
2 Fixt. Baths	1
Kit Sink	1
TOTAL	10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #4



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	1144	1.0	1144	147230
1 Wood Frame	1045	2.0	1045	101630

Construction	Base Area	Floor Area	Sq Ft	Value
4 Concrete block	1144	Bsm	0	34140
		Crawl	0	0

TOTAL BASE 283000

Row Type Adjustment 1.00%
 SUB-TOTAL 283000

Interior Finish	Value
0 Interior Finish	17510
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	7860
0 Heating	0
0 Air Condition	6310
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 10	29300
0 Other Features	6400

Exterior Features	Value
0 WDDK	1820
0 WDDK	1820
0 BRP	1580
0 Ext Features	5220

Quality Class/Avg	Value
SUB-TOTAL	355600
GRADE ADJUSTED VALUE	455170

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Description	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	BASIC MAS-STK	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	3333	455170	9	100
										100	414200		

SPECIAL FEATURES

Description	Value
D :BASIC MAS-STK	6400
	7860

Neighborhood
 Neigh 2800 AV

Appraiser/Date
 TOG 10/01/2015

Data Collector/Date
 TD 05/04/2018

Supplemental Cards
 TOTAL IMPROVEMENT VALUE 414200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

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Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

ROOFING

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

FLOORING

Slab
 Sub and joists 1.0, 2.0
 Base Allowance B, 1.0, 2.0

EXTERIOR COVER

Wood Siding 1.0, 2.0

INTERIOR FINISH

Normal for Class B, 1.0

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 3
 Formal Dining Rooms 1
 Rec Type: 2
 Room Area: 670
 Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-oil
 Lower Full Part
 /Bsmt 1 Upper
 Air Cond 0 1144 1045 0

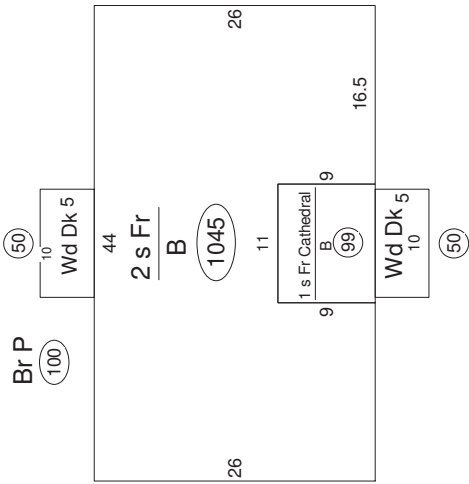
PLUMBING

 4 Fixt. Baths 1 4
 3 Fixt. Baths 1 3
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 TOTAL 10

REMODELING AND MODERNIZATION

Amount Date

Dwelling #5



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	1144	1.0	1144	147230
1 Wood Frame	1045	2.0	1045	101630

Construction	Base Area	Floor Area	Sq Ft	Value
4 Concrete block	1144	Bsmt	0	34140
		Crawl	----	0

TOTAL BASE 283000

Row Type Adjustment 1.00%
 SUB-TOTAL 283000

Row	Type	Adjustment	Value
0	Interior Finish		17510
0	Ext Lvg Units		0
670	Basement Finish		13260
	Fireplace(s)		7860
	Heating		0
	Air Condition		6310
	Frame/Siding/Roof		0
	Plumbing Fixt: 10		29300
	Other Features		6400

SUB-TOTAL ONE UNIT 363640
 SUB-TOTAL 0 UNITS 363640

Exterior Features	Description	Value
WDDK	1820	0
WDDK	1820	0
BRP	1580	0
	Ext Features	5220

Quality Class/Grade Avg 368860
 GRADE ADJUSTED VALUE 472140

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Grade	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	Y	0.00	3333	472140	9
			Avg			0.00				100	100		429700

SPECIAL FEATURES

Description	Value
D :BASIC	6400
MAS-STK	7860

Neighborhood Neigh 2800 AV
 Supplemental Cards TOTAL IMPROVEMENT VALUE 429700

Data Collector/Date 05/04/2018
 Appraiser/Date TOG 10/01/2015

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

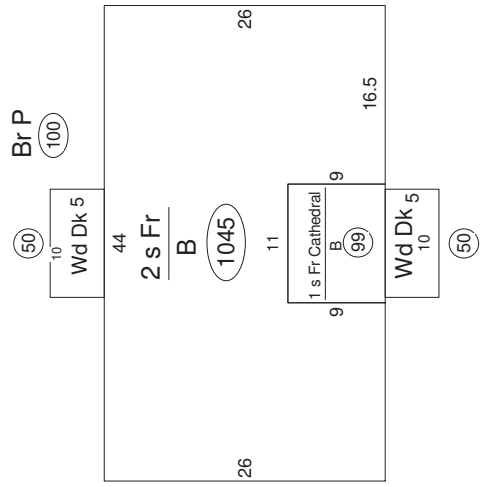
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1
 Rec Type: 2
 Room Area: 670
 Fireplaces: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt 1 Upper Upper 0
 Air Cond 0 1144 1045 0

PLUMBING
 #
 4 Fixt. Baths 1 4
 3 Fixt. Baths 1 3
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 TOTAL 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #6



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	1144	1.0	1144	147230
1 Wood Frame	1045	2.0	1045	101630

Construction	Base Area	Floor Area	Sq Ft	Value
4 Concrete block	1144	Bsmt	0	34140
		Crawl	----	0

TOTAL BASE 283000

Row Type Adjustment 1.00%
 SUB-TOTAL 283000

Row	Type	Adjustment	Value
0	Interior Finish		17510
0	Ext Lvg Units		0
670	Basement Finish		13260
	Fireplace(s)		7860
	Heating		0
	Air Condition		6310
	Frame/Siding/Roof		0
	Plumbing Fixt: 10		29300
	Other Features		6400

SUB-TOTAL ONE UNIT 363640
 SUB-TOTAL 0 UNITS 363640

Exterior Features	Description	Value
WDDK	1820	0
WDDK	1820	0
BRP	1580	0
	Ext Features	5220

Quality Class/Grade Avg 368860
 GRADE ADJUSTED VALUE 472140

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	3333	472140	9	0
									100	100	100	429700

SPECIAL FEATURES

Description	Value
D :BASIC MAS-STK	6400 7860

Supplemental Cards
 TOTAL IMPROVEMENT VALUE 429700

Neighborhood
 Neigh 2800 AV

Data Collector/Date
 TD 05/04/2018

Appraiser/Date
 TOG 10/01/2015

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

Printed 01/27/2022 Card No. 15 of 18

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2814
 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
 Base Allowance B, 1.0, 2.0

EXTERIOR COVER

Wood Siding 1.0, 2.0

INTERIOR FINISH

Normal for Class B, 1.0

ACCOMMODATIONS

Finished Rooms 9
 Bedrooms 4
 Formal Dining Rooms 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-oil
 Lower Full Part
 /Bsmt 1 Upper Upper
 Air Cond 0 1407 1407 0

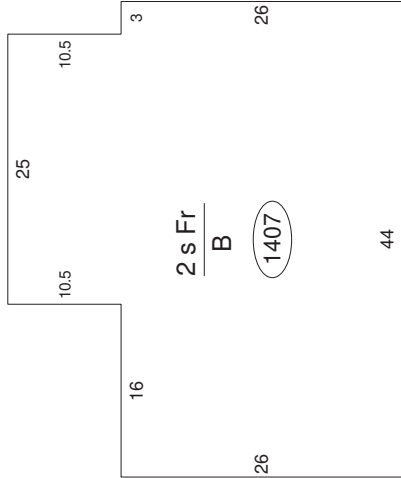
PLUMBING

 4 Fixt. Baths 1 4
 3 Fixt. Baths 2 6
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 TOTAL 13

REMODELING AND MODERNIZATION

Amount Date

Dwelling #7



Construction	Base Area	Floor Area	Sq Ft	Finished Value
1 Wood Frame	1407	1.0	1407	174950
1 Wood Frame	1407	2.0	1407	129460

4 Concrete block	1407	Bsmt	0	39700
	0	Crawl	----	0

TOTAL BASE 344110

Row Type Adjustment 1.00%
 SUB-TOTAL 344110

0 Interior Finish	22520
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	7860
0 Heating	0
0 Air Condition	8100
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 13	40525
0 Other Features	6400

SUB-TOTAL ONE UNIT 429515
 SUB-TOTAL 0 UNITS 429515

Exterior Features Description	Value	Garages
0 Integral	0	0
0 Att Garage	0	0
0 Att Carports	0	0
0 Bsmt Garage	0	0
0 Ext Features	0	0

SUB-TOTAL 429515
 Quality Class/Grade Avg

GRADE ADJUSTED VALUE 549780

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Const Grade	Year Eff	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	4221	549780	9	0 100 100
											500300	

SPECIAL FEATURES

Description	Value
D : BASIC	6400
MAS-STK	7860

Neighborhood Neigh 2800 AV
 Appraiser/Date TOG 10/01/2015
 Data Collector/Date TD 05/04/2018
 Supplemental Cards
 TOTAL IMPROVEMENT VALUE 500300

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

Printed 01/27/2022 Card No. 16 of 18

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

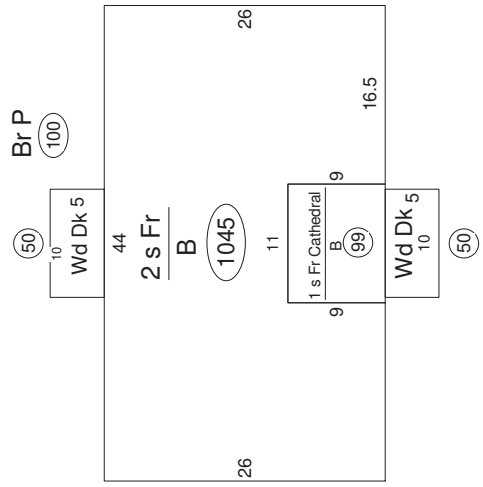
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt 1 Upper Upper 0

PLUMBING
 4 Fixt. Baths: 1
 3 Fixt. Baths: 1
 2 Fixt. Baths: 1
 Kit Sink: 1
 TOTAL: 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #8



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	1144	1.0	1144	147230
1 Wood Frame	1045	2.0	1045	101630

Construction	Base Area	Floor Area	Sq Ft	Value
4 Concrete block	1144	Bsmt	0	34140
		Crawl	----	0

TOTAL BASE 283000

Row Type Adjustment 1.00%
 SUB-TOTAL 283000

Row	Type	Adjustment	Value
0	Interior Finish		17510
0	Ext Lvg Units		0
670	Basement Finish		13260
	Fireplace(s)		7860
	Heating		0
	Air Condition		6310
	Frame/Siding/Roof		0
	Plumbing Fixt: 10		29300
	Other Features		6400

SUB-TOTAL ONE UNIT 363640
 SUB-TOTAL 0 UNITS 363640

Exterior Features	Description	Value
WDDK	1820	0
WDDK	1820	0
BRP	1580	0
	Ext Features	5220

Quality Class/Grade Avg 368860
 GRADE ADJUSTED VALUE 472140

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	2004	2004	GD	0.00	Y	0.00	3333	472140	9	0
									100	100	100	429700

SPECIAL FEATURES

Description	Value
D :BASIC MAS-STK	6400
	7860

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
TD 05/04/2018	TOG 10/01/2015	Neigh 2800 AV	TOTAL IMPROVEMENT VALUE 429700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

Printed 01/27/2022 Card No. 17 of 18

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

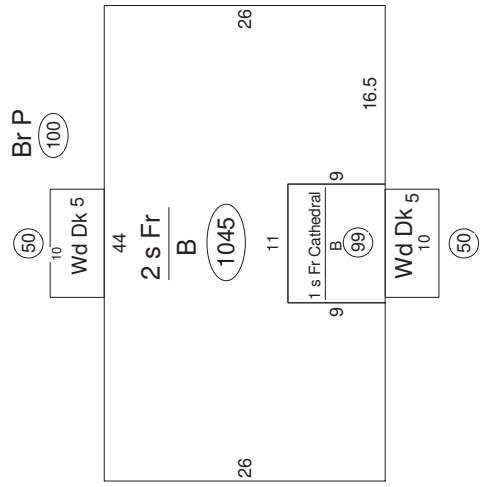
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt: 1 Upper Upper
 Air Cond: 0 1144 1045 0

PLUMBING
 #
 4 Fixt. Baths: 1 4
 3 Fixt. Baths: 1 3
 2 Fixt. Baths: 1 2
 Kit Sink: 1 1
 TOTAL: 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #9



Construction	Base Area	Floor Area	Sq Ft	Finished	Value
1 Wood Frame	1144	1.0	1144	147230	
1 Wood Frame	1045	2.0	1045	101630	

4 Concrete block	1144	Bsmt	0	34140	0
		Crawl	----		

TOTAL BASE					
283000					
Row Type Adjustment					
SUB-TOTAL					
1.00%					
283000					

0 Interior Finish	17510
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	7860
0 Heating	0
0 Air Condition	6310
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 10	29300
0 Other Features	6400

SUB-TOTAL ONE UNIT		350380
SUB-TOTAL 0 UNITS		350380
Exterior Features		
Description	Value	
WDDK	1820	0
WDDK	1820	0
BRP	1580	0
0 Bsm Garage	0	0
0 Ext Features	5220	

Quality Class/Avg	SUB-TOTAL	355600
GRADE ADJUSTED VALUE		455170

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	Avg	2004	2004	GD	0.00	Y	0.00	3333	455170	9
										100	100	414200

SPECIAL FEATURES

Description	Value
D :BASIC	6400
MAS-STK	7860

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
TD 05/04/2018	TOG 10/01/2015	Neigh 2800 AV	TOTAL IMPROVEMENT VALUE
			414200

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 066/01A

TRANSFER OF OWNERSHIP

Printed 01/27/2022 Card No. 18 of 18

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
 Style: Colonial
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2189
 Attic: None
 Basement: Full

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

FLOORING
 Slab
 Sub and joists: 1.0, 2.0
 Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
 Wood Siding: 1.0, 2.0

INTERIOR FINISH
 Normal for Class: B, 1.0

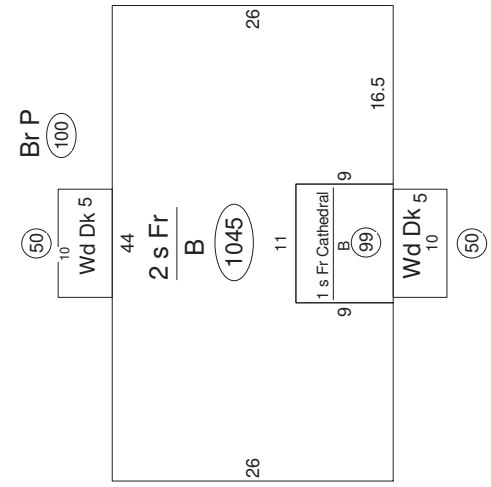
ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-oil
 Lower Full Part /Bsmt: 1 Upper
 Air Cond: 0 1144 1045 0

PLUMBING
 #
 4 Fixt. Baths: 1 4
 3 Fixt. Baths: 1 3
 2 Fixt. Baths: 1 2
 Kit Sink: 1 1
 TOTAL: 10

REMODELING AND MODERNIZATION
 Amount Date

Dwelling #10



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	1144	1.0	1144	147230
1 Wood Frame	1045	2.0	1045	101630

Construction	Base Area	Floor Area	Sq Ft	Value
4 Concrete block	1144	Bsmt	0	34140
		Crawl	----	0

TOTAL BASE	283000
Row Type Adjustment	1.00%
SUB-TOTAL	283000

Interior Finish	Value
0 Interior Finish	17510
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	7860
0 Heating	0
0 Air Condition	6310
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 10	29300
0 Other Features	6400

Exterior Features	Value
0 WDDK	1820
0 WDDK	1820
0 BRP	1580
0 Ext Features	5220
SUB-TOTAL ONE UNIT	350380
SUB-TOTAL 0 UNITS	350380

Quality Class/Grade	Avg
SUB-TOTAL	355600
GRADE ADJUSTED VALUE	455170

(LCM: 128.00)

SUMMARY OF IMPROVEMENTS

ID	Description	Use	Stry Hgt	Const Year	Eff Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D	DWELL	0.00	Avg	2004	2004	GD	0.00	Y	0.00	3333	455170	9	0 100 100
													414200

SPECIAL FEATURES

Description	Value
D :BASIC	6400
MAS-STK	7860

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
TD 05/04/2018	TOG 10/01/2015	Neigh 2800 AV	TOTAL IMPROVEMENT VALUE 414200

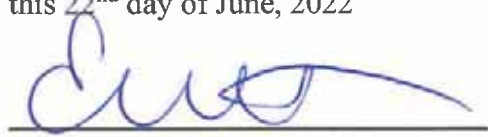
TOWN OF GREENWICH

**AFFIDAVIT OF NOTIFICATION OF PRE-APPLICATION REVIEW
TO
PLANNING AND ZONING COMMISSION**

STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD) ss: Greenwich

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on June 22, 2022, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of June 22, 2022, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the properties for which an application for Site Plan and Special Permit for the property located at 1252 King Street, Connecticut has been filed with the Town of Greenwich Planning and Zoning Commission.


JOHN HEAGNEY

Subscribed and sworn to before me
this 22nd day of June, 2022


EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025



EXHIBIT A

Abutting property owners of 1252 King Street:

1194 King Street LLC
1194 King Street
Greenwich, CT 06831
10-1659/S

Brunswick School Inc.
100 Maher Avenue
Greenwich, CT 06830
10-1040
10-4147
10-4146

Laurelton Nursing Home
1188 King Street
Greenwich, CT 06831
10-1047

Fairview Country Club
1241 King Street
Greenwich, CT 06831
10-1536

Trustees of Convent of Sacred Heart
1177 King Street
Greenwich, CT 06831
10-4021

Greenwich King St. Assoc.
280 Park Avenue, 24th Fl.
New York, NY 10017
10-1033

EXHIBIT B

June 22, 2022

To Whom It May Concern:

Notice is hereby given that Brunswick School, Inc. has filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application review for a change of use from an existing storage shed to a gym on the Brunswick School Campus at 1252 King Street in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894

HEAGNEY, LENNON & SLANE, LLP
ATTORNEYS AT LAW

JOHN G. HEAGNEY (1925-1982)
FRANCIS X. LENNON, JR. (1928-1999)
JOHN F. SLANE, JR.
THOMAS J. HEAGNEY *

JOHN J. HEAGNEY

* ALSO ADMITTED IN NEW YORK

31 EAST ELM STREET
GREENWICH, CONNECTICUT 06830
(203) 661-8400
FACSIMILE (203) 661-7496

THeagney@hlsctlaw.com
JSlane@hlsctlaw.com
JHeagney@hlsctlaw.com

June 22, 2022

To Whom It May Concern:

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Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.



John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894

Name and Address of Sender
HEAGNEY, LENNON & SLANE, LLP
 ATTORNEYS AT LAW
 248 GREENWICH AVENUE
 GREENWICH, CONNECTICUT 06830-8607

Check type of mail or service:

Certified Registered Delivery (International)
 COD Registered
 Delivery Confirmation Return Receipt for Merchandise
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Postage Stamp Here
 (If required, use a postage stamp or for additional copies of the bill)
 Postmark and Date of Receipt

UNITED STATES POSTAGE

 PITNEY BOWES
 02 1P
 0002726454 JUN 22 2022
 MAILED FROM ZIP CODE 06830
\$ 002.640

Line	Article Number	Address Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	CC Fee	SC Fee	SH Fee	RD Fee	RTI Fee
1	1.	1194 King Street LLC	.53	.44									
2		1194 King St, Greenwich, CT 06831											
3	2.	Brunswick School Inc.	.53	.44									
4		100 Maher Ave, Greenwich, CT 06830											
5	3.	Laurelton Nursing Home	.53	.44									
6		1188 King St, Greenwich, CT 06831											
7	4.	Fairview Country Club	.53	.44									
8		1241 King St, Greenwich, CT 06831											
9	5.	Trustees of Convent of Sacred Heart	.53	.44									
10		1177 King St, Greenwich, CT 06831											
11	6.	Greenwich King St. Assoc.	.53	.44									
12		280 Park Ave, 24th Fl., New York, NY 10017											
13													
14													
15													

Total Number of Pieces Led by Sender: **6**

Total Number of Pieces Received at Post Office: **6**

Postmark: Per Name of receiving employee)
Roscoe Mason

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen



The full declaration of value is required on all domestic and international registered mail. The maximum liability payable for the loss of registered mail is \$500. The maximum liability payable for the loss of registered mail is \$500. The maximum liability payable for the loss of registered mail is \$500. The maximum liability payable for the loss of registered mail is \$500.

THE BRUNSWICK SCHOOL
 1230 Poplar Street
 Gaymansville, Connecticut 06430

SOM
 SPENCER OFFICES & McRELL LLP
 14 West Street
 New York, NY 10038

Podnits & Mead
 1000 Park Avenue
 New York, NY 10028

Breen Scardino
 1000 Park Avenue
 New York, NY 10028

Allen/Sokol/Miller
 1000 Park Avenue
 New York, NY 10028

Loggins, Brubaker & Graham, Inc.
 1000 Park Avenue
 New York, NY 10028

DIMAR, Inc.
 1000 Park Avenue
 New York, NY 10028

DeBasi Associates, P.C.
 1000 Park Avenue
 New York, NY 10028

Snyder & Weiss
 1000 Park Avenue
 New York, NY 10028

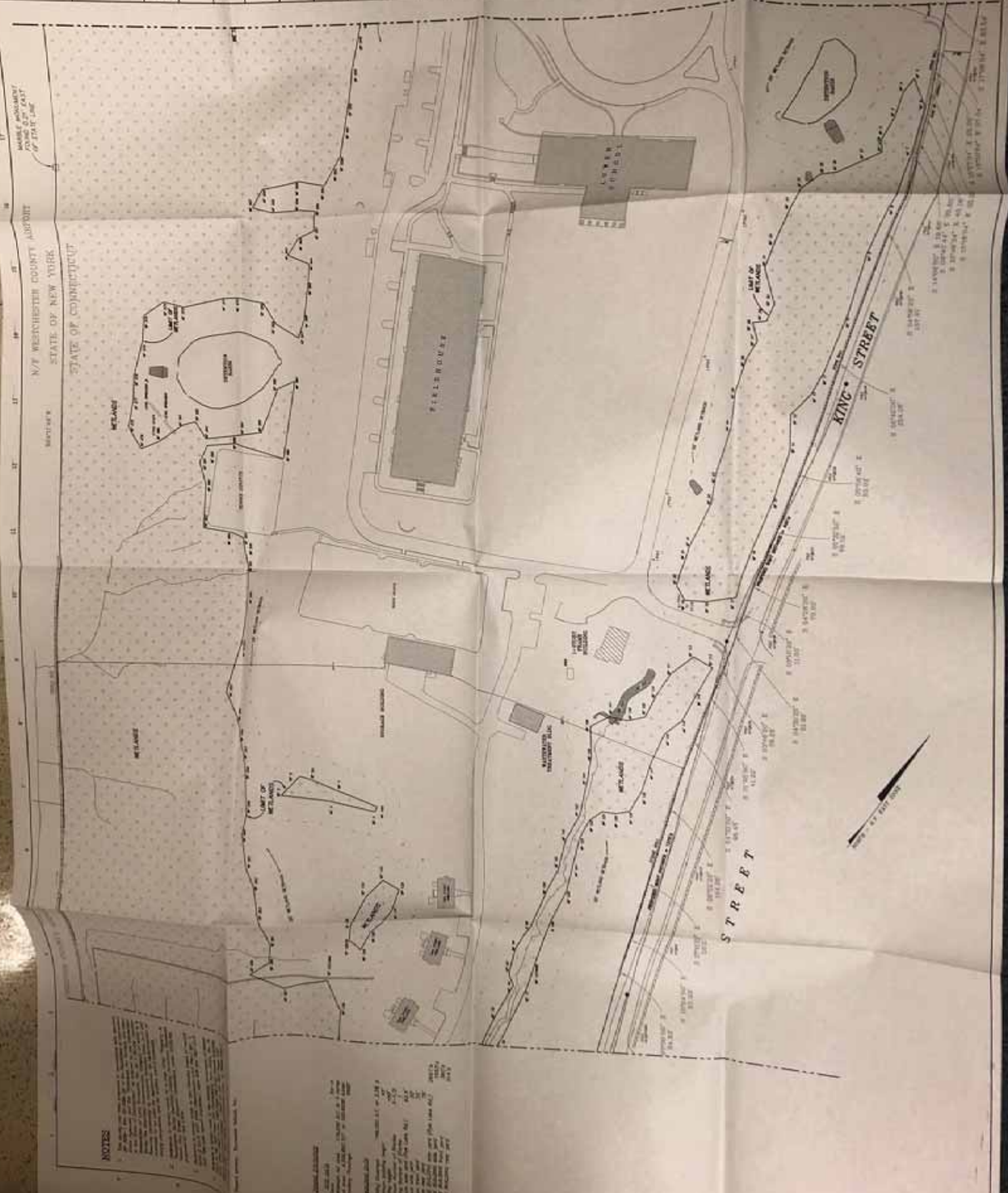
Fredericks Facilities Int'l.
 1000 Park Avenue
 New York, NY 10028



NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY SURVEY
2	10/15/01	FIELD NOTES
3	10/25/01	PLAN SET
4	11/10/01	AS-BUILT SURVEY
5	11/20/01	FINAL PLAN SET

ZONING LOCATION SURVEY

ZLS 13



NOTES

1. The survey was conducted on 10/1/01. The weather was clear and the ground was dry. The survey was conducted by the following personnel: [List of names]

2. The survey was conducted in accordance with the standards of the Surveying Board of the State of New York.

3. The survey was conducted in accordance with the standards of the Surveying Board of the State of New York.

4. The survey was conducted in accordance with the standards of the Surveying Board of the State of New York.

5. The survey was conducted in accordance with the standards of the Surveying Board of the State of New York.