

## CARSON CITY 2023/2024 COUNTY BOARD OF EQUALIZATION

Date: February 7, 2023

**Appeal Case # 2023-000017** 

APN: 007-591-02

Property Owner: Kenneth R Todd & Katherine A Todd Living

**Trust and Tim E & Shawna B Todd Living Trust** 

**Property Location Address: 3480 GS Richards Blvd** 

## **Table of Contents:**

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#### January 26, 2023

#### **NOTICE OF HEARING**

Kevin Sigstad RE/MAX Premier Properties 5476 Reno Corporate Drive Reno, NV 89511

VIA CERTIFIED MAIL
Return Receipt Requested
7009 2820 0003 7788 0656
VIA EMAIL:ksigstad@premierpropertiesnv.com
Case #2023-000017

HEARING DATE: HEARING TIME:

HEARING TIME: HEARING LOCATION: Tuesday, February 7, 2023 9:00 a.m. (approximately)

Carson City Community Center Robert "Bob" Crowell Board Room

851 East William Street Carson City, Nevada

PROPERTY INFORMATION:

3480 GS Richards Blvd., APN 007-591-02

LEGAL AUTHORITY AND JURISDICTION OF THE COUNTY BOARD OF EQUALIZATION: NRS 361.345 to NRS 361.365

Dear Mr. Sigstad:

The Carson City Board of Equalization will hear the Review and Approval of Stipulation Agreement for Todd, Kenneth R. & Katherine A. Living Trust & et al. on the date and at the location indicated above. Please be advised that the time is approximate and, although you may be assured the matter will not be heard prior to the stated time; please be prepared for possible delays as there are other items scheduled for this hearing.

Please be aware that the Carson City Board of Equalization will limit its consideration to the Petition. Information regarding the rules of practice and procedure before the Carson City Board of Equalization are enclosed, together with the agenda. Other supporting materials will be provided to you by the Assessor's Office.

Please contact the Carson City Assessor's Office, at 887-2130, with any questions.

Sincerely,

WILLIAM SCOTT HOEN, Clerk BOARD OF EQUALIZATION

By:

Cheryl Eggert, Chief Deputy Clerk

/kmk Encl.

c:

Kimberly Adams, Assessor

Benjamin Johnson, Deputy District Attorney



Kevin Sigstad RE/MAX Premier Properties 5476 Reno Corporate Drive Reno, NV 89511

CARSON CITY CLERK PUBLIC MEETINGS DIVISION 855 E. MUSSER ST., STE. 1032 CARSON CITY, NV 89701



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<ul> <li>Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse</li> </ul>	A. Signature
so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by ( <i>Printed Name</i> ) C. Date of Delivery
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Kevin Sigstad RE/MAX Premier Properties 5476 Reno Cornorate Drive	
Reno, NV 89511	3. Service Type  X Certified Mail
	4. Restricted Delivery? (Extra Fee)
2. Article Number [Transfer from service label]	7009 2820 0003 7788 0656
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**CONTROL**#

**APPEAL CASE #** 

## **Carson City Board of Equalization**

### PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no late valuation of property escaping taxa	r than 5 p.m. of the da ition, or a determinatio	ate due. Most tyr on that agricultur	oes of appe al property	als must be f has been cor	iled no later than Ja nverted to a higher	anuary 15 use, a diff	". If the appeal involves ferent due date may apply.		
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NAME OF PROPERTY OWNER AS IT A	APPEARS ON THE TAX	ROLL:							
Kenneth R. Todd and Kath	THAN BRODERTY OF	IVING Trust a	and IIm	E. and Sr		Living	Trust		
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MAILING ADDRESS OF PETITIONER (	STREET ADDRESS OR	P.O. BOX)			EMAIL ADDRESS:				
P.O. Box 779					sbt@pacific		4		
CITY	STATE	ZIP CODE	DAYTIME		ALTERNATE PHO		FAX NUMBER		
Redwood Valley	CA	95470		5-8844	707-272-26	41			
Part B. PROPERTY OW Check organization type which to □ Sole Proprietorship □ Limited Liability Compar □ Other, please describe:	best describes the P  Trus  Ty  (LLC) Gene	roperty Owner i st ral or Limited	if an entity Partners	ship 🗖	Corporation Government or		nmental Agency		
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Possessory Interest in real Exempt Value	property					
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Signature of Owner or Authorized Agent/Attorney

	essory Interest in real property									
Total		565,807				435,807				
	F. TYPE OF APPE		ity of the (	County Board	to ta	ke jurisdiction to he	ar the appeal.			
Ø	NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.									
<ul> <li>NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.</li> <li>NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the</li> </ul>										
_	proof showing the owner, lo	cation, descr	iption and t	he taxable valı	ue of	the undervalued prop	erty.	nd I have attached th		
NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.  NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.										
								taxes are now due.		
	G. WRITE A STAT									
REQ	UEST FOR REVIEV	v, or co	MPLAII	VERIF			AGE IF MORE ROOM	IS NEEDED).		
any ac (1) the interes Owner certify	of (or declare) under penal companying statements of person who owns or cor st, possessory interest, be or an affiliate of the Pro I have authorized each a maned in Part H	or document ntrols taxable neficial inte perty Owner	ts, is true, e property rest or be and I am	correct, and r, or possesse neficial use, p acting within	com es in ursu the	plete to the best of a its entirety taxable ant to NRS 361.334; scope of my employ	my knowledge and belief property, or the lessee o or (2) I am a person empl yment. If Part H below is	and that I am either user of a leasehold oyed by the Property completed, I furthe		
Petitio	Kathe Todd Ter Signature	01/12	2/23		Tit	rustee				
	e Todd					I/12/2023				
	ame of Signatory				Da					
represo here Equalit author nearing	H. AUTHORIZATIC ent the Property Owner/Potent the Property Owner/Potent the agent zation and to contest the ize the agent listed belongs and matters including peal of property valuation	whose name value and, whose name value and, which to receive stipulations	roceeding me and of for exemple all notice and with	es before the Contact information establishes and decision drawals before	nation ned on lead re th	ty Board.  on appears below.  for the properties netters related theret  e County Board of	to file a petition to th amed in Part D(2) of this o; and represent the Pe Equalization. This autho	e County Board of S Petition. I further titioner in all related		
	additional authorized ager		arate shee	t as needed, i	nclu	ding printed name, o	contact information, signa	ture, title and date.		
K	evin Sigstad					Property I	Manager			
	IZED AGENT COMPANY, IF APPLIC RE/MAX Premi ADDRESS OF AUTHORIZED AGEN	er Prope	rties RESS OR P.O	), BOX)		<sub>EMAIL</sub> ADDRESS: ksigstad@	premierpropertie	snv.com		
547	76 Reno Corporate									
Re	eno		NV STATE	ZIP CODE NV	100	75-284-1808	ALTERNATE PHONE 775-828-3700	775-828-3365		
I her leading the authorization	ized Agent must check each reby accept appointment rify (or declare) under point ng any accompanying state horized agent with author Agent Authorization Form Kerin Signature n Sigstad	as the authorias the authorias of petition in the authorias of the authori	rized age rjury undo document on the Stat ately subr	nt of the Propo er the laws of is, is true, con te Board subj	erty of the rect to the Pr	State of Nevada the and complete to the requirements of the requirements of the complete that the comp	at the foregoing and all ee best of my knowledge of NRS 361.362 and the I	information hereon and belief; and I am		
	ame of Signatory				Da					
	hereby withdraw my appea	I to the Cour	ity Board o	f Equalization.	1)d					

Date



## **Carson City Board of Equalization**

## **Agent Authorization Form**

If you have questions about this form or the appeal process, please call: (775) 887-2130 Please Print or Type:

## Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON Kenneth R. Todd and Katherine	THE TAX F	<sup>२०८८:</sup> dd Living T	rust and Tim E.	and Shawna B Todd L	iving Trust	
NAME OF PERSON GRANTING AUTHORITY TO AGI		TITLE				
MAILING ADDRESS OF PETITIONER (STREET ADDI		EMAIL ADDRESS:				
P.o. Box 779		sbt@pacific.net				
CITY	STATE ZIP CODE DAYTIME PHONE			ALTERNATE PHONE FAX NUMBER		
Redwood Valley	CA 95470 707-485-8844		707-272-2642	A NOMBER		
Part B. PROPERTY OWNER INFO Check organization type which best describe Sole Proprietorship Limited Liability Company (LLC) Other, please describe:	s the Pro Trust	perty Owner if		<b>I Natural persons may skip Pa</b> Corporation Government or Governmen		
The organization described above was	formed	under the lay	ws of the State of			
The organization described above is a				No		
Part C. RELATIONSHIP OF PERS Check box which best describes the relations Self Co-owner, partner, managing mem Employee or Officer of Managemer Employee, Officer, or Owner of Les Other, please describe: Part D. PROPERTY SUBJECT TO Enter Applicable Number from assessment in ASSESSOR'S PARCEL NUMBER (APN)	Trustee Trustee ber at Comp see of le	etitioner to Proper of Trust  any easehold, pos	erty Owner:  Addition Employee of Officer of Consessory interest, or	onal information may be necess of Property Owner company	property	
007-591-01, 02, 03, 04				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
☐ Multiple parcel list attached. (Use	e letter-	size paper)				
Part E. YEAR AND ROLL TYPE OF A	SSESS	MENT BEING	G APPEALED: ☑			
Part E. YEAR AND ROLL TYPE OF A  ☑ 2023-2024 Secured Roll			G APPEALED:   Unsecured Roll	☐ 2022-2023 Suppl	emental Roll	
		2022-2023	Unsecured Roll	П	emental Roll	

County Board of Equalization Agent Authorization Form Revised J11-17-2021

#### Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the **Carson City** Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the **Carson City** Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:								
NAME OF AUTHORIZED AGENT: Kevin Sigstad				TITLE:				
AUTHORIZED AGENT COMPANY, IF APPLICABLE:				Agent  EMAIL ADDRESS:				
RE/MAX Premier Properties				emierpropertiesnv.co	nm			
MAILING ADDRESS OF AUTHORIZED AGENT (STE	REET ADDR	ESS OR P.O. BO		morproporticonv.cc	2111			
5476 Reno Corporate Dr			7					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER			
Reno	NV	89511	775-284-1808	775-828-3700	775-828-3365			
I hereby accept appointment as the author	orized age	nt of the Prope	erty Owner in proceedi	ngs before the County Bo	pard of Equalization.			
Kevin Sigstad		Ager	nt	01	1/04/23			
Authorized Agent Signature		Title		Date				
Authorized Agent Contact Information:								
NAME OF AUTHORIZED AGENT:			TITLE:					
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:					
MAILING ADDRESS OF AUTHORIZED AGENT (STR	REET ADDR	ESS OR P.O. BO	X)					
OUTV	LOTATE	770 0005	DAYSTINE BUILDING	LAI TERMATE BUOME	LEWANIABED			
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER			
Authorized Agent Signature		Title		Date				
	300 3.	VERIE	CATION					
		A LIXII I	CATION					
I verify ( or declare) under penalty information hereon, including any the best of my knowledge and be property, or possesses in its en possessory interest, beneficial intemployed by the Property Owner of employment. I further certify I have stated and I have the authority to appropriate the state of the control of the	accomp elief; an tirety ta erest of r an affi re autho	anying stated that I and axable proper beneficial liate of the rized each a	ements or document either (1) the perty, or the less use, pursuant to Property Owner a	ents, is true, correct erson who owns or see or user of a le o NRS 361.334; or ( nd I am acting within	a, and complete to controls taxable casehold interest, 2) I am a person the scope of my			
Authentisign								
· [Undura label]		Trus	tee		1/04/23			
Property Owner di Retitioner Signature		Title		Date				
Kathe Todd		Trus	tee	0.	1/04/23			
County Board of Equalization Agent Authorization Form				Pag				



## CARSON CITY ASSESSOR KIMBERLY D. ADAMS

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

### Value Change Stipulation for the Board of Equalization

Members of the County Board of Equalization:

The owner of parcel 007-591-02 appealed the value of their property for the 2023/24 fiscal year.

The Assessor's office had a meeting with the appellant's representative and discussed the assessment corrections in length. During the discussion it was agreed that the subject parcel should have economic obsolescence applied because:

- It is an atypical structure for the region (penthouse apartment)
- It has been persistently vacant since the property was purchased in January, 2020
- The appellant and appellant's representative have made good faith efforts to lease the subject

As such, it is deemed appropriate to apply economic obsolescence to the property, to be reevaluated annually.

Based on the information provided, the owner has agreed to the stipulated taxable value of \$435,807 (\$152,532 total assessed value).

The Assessor's Office recommends a reduction for the subject property for the 2023/24 year.



## CARSON CITY ASSESSOR KIMBERLY D. ADAMS

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

#### Value Change Stipulation for the Board of Equalization

January 25, 2023

TODD, K R & K A LIV TR & ET AL 5476 RENO CORPORATE DR Reno, NV 89511

RE:

Appeal No. 2023-000017

Parcel No. 007-591-02

Address: 3480 GS Richards Blvd #302

#### Dear Property Owner:

The Carson City Assessor's Office has completed the review of the taxable value of the above property under appeal. The owner of parcel 007-591-02 appealed the value of the property for the 2023/2024 fiscal year. Because of the persistent vacancy of the subject parcel, the following proposed values are a result of adding a lump-sum Economic Obsolescence adjustment of negative \$130,000 taxable value.

After careful consideration of the facts involved and under the authority of NRS 361.345 we are recommending adjusting the taxable value as follows:

Roll Year 2023/2024	CURRENT VA	LUES	PROPOSED	VALUES	
007-591-02	TAXABLE ASSESSED		TAXABLE	ASSESSED	
Land	\$ 52,000	\$ 18,200	\$ 52,000	\$ 18,200	
Improvements	\$ 513,807	\$ 179,832	\$ 383,807	\$ 134,332	
Total	\$ 565,807	\$ 198,032	\$ 435,807	\$ 152,532	

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office via email (bwiele@carson.org) or FAX to (775) 887-2139 by 4:30 p.m. on Jan. 25, 2023.

Bryce Wiele, Property Appraiser  I hereby agree to the value as stipulated about submission of this stipulation to the board a		
appeal:	Authentision	
Shawna B. Todd	Shawna B. Todd	01/31/23
Printed name of Owner / Authorized Agent	Signature of Owner / Authorized Agent	Date
Katherine A. Todd	Katherine A. Todd	01/31/23

Revised: 02/14/2022

BK7 46							
BK7) 46 3480 3778 SF		FLR TOTAL PARCEL SQFT	25 INCLUDES REMAINDER LAND 86 AREA 5 44682, PARCEL 4	.2 3182, PARCEL 2	3 3353, PARCEL 1	2 i6 10538, PARCEL 3	
(1) PARCEL 4 REMAINDER Total Area 41,778 SF	BK 7 99	SQFT/FLR	36725 1196 375 6386	3182	3353	5052 5486	- 80,
100 S 200	SEE 30 DETAIL	PARCEL MAP	PARCEL 4, REMAINDER, PM2752 PARCEL 4, FLOOR1 PARCEL 4, FLOOR2 PARCEL 4, FLOOR3 PARCEL 4, BASEMENT	PARCEL 2, PM2752 PARCEL 2, FLOOR3	PARCEL 1, PM2752 PARCEL 1, FLOOR3	PARCEL 3, PM2752 PARCEL 3, FLOOR1 PARCEL 3, FLOOR2	W SCALE:1"=80'
BK7 55	RE LOCATED ARE PART C	APN	007-591-01	007-591-02	007-591-03	007-591-04	
	* SHADED AREAS SHOWARE LOCATED WITHIN THE BUILDING AND ARE PART OF PARCEL 4, THE REMAINDER		00	Subject	1	8	
	* SHADED AI WITHIN THE PARCEL 4, T			8	J	NEM DØGE	CARSON CITY NEWDA THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSIANEN AND CILLUSTRAFFIE PURPOSES ONLY, IT DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSIMED AS 10 THE SUFFICIENTY OR ACCULARCY OF THE DATA DELINARTED HEREON YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON ORGHOME



## **Carson City Assessor's Office**

Appraisal Photograph



Parcel Number: 007-591-02

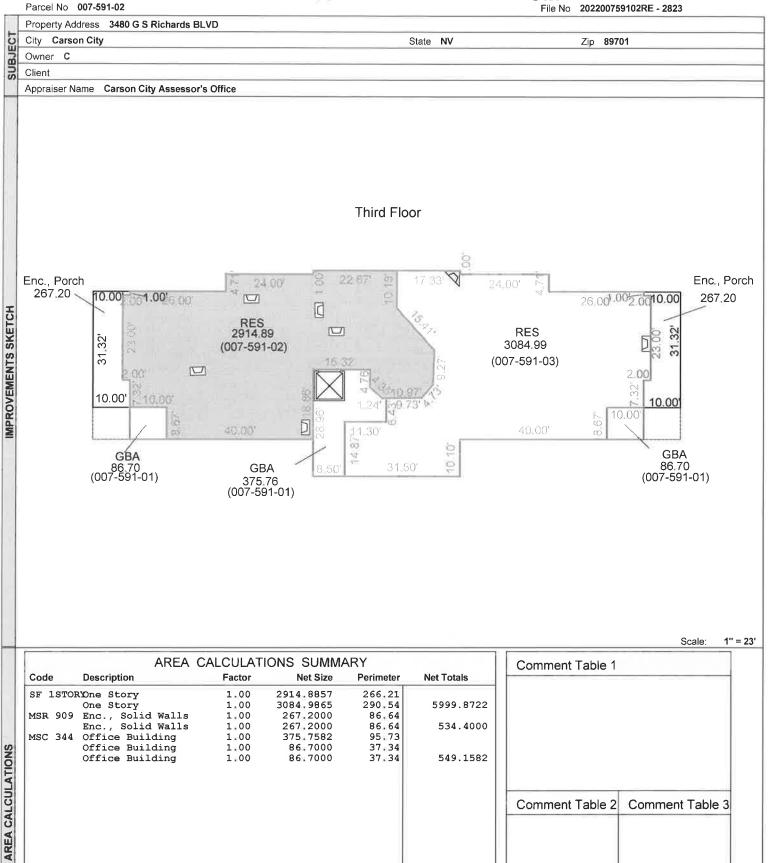
Carson City, Nevada

Date of Photograph: 2021

This picture is for Assessment and Illustrative purposes only, it does not represent a complete visual survey of the property.

No liability is assumed as to the sufficiency or accuracy of the data portrayed hereon.

### SKETCH/AREA TABLE ADDENDUM



Net LIVABLE Area

6000

(rounded w/ factors)

Tax Year: 2023 Parcel: 007-591-02

# Marshall and Swift Com/Agr Structure Structure: PENTHOUSE APARTMENT Totals

Page 1 1/27/2023 15:58:17

Section: Section 1	Units		Unit Cost	Total Cost New
Basic Structure				
Stud -Stucco	13,711	Sq.Ft.	\$22,55	\$309,183.00
Warmed and Cooled Air	13,711		\$23.70	\$324,951.00
Passenger #		Units	\$108,012.00	\$108,012.00
Sprinklers	13,711	Sq.Ft.	\$5,69	\$78,016.00
Base Cost	13,711	Sq.Ft.	\$119.71	\$1,641,344.00
Basic Structure Cost	13,711	Sq.Ft.		\$2,461,506.00
Basement				
Basement Base Cost	6,386	Sq.Ft.	\$39.71	\$253,588.00
Sprinklers		Sq.Ft.	\$5.19	\$33,143.00
Building Cost New	13,711	Sq.Ft.		\$2,748,237,00
Less Depreciation				
Combined Depreciation	27.0	Percent		(\$664,606.00)
Combined Depreciation (Bsmt)	27.0	Percent		(\$77,418.00)
Additional Functional Depreciation	65.7	Percent		(\$1,617,210.00)
Depreciated Cost	13,711	Sq.Ft.		\$389,003.00
Section: Section 2	Units		Unit Cost	Total Cost New
Basic Structure				
Stud -Stucco	6,549	Sq.Ft.	\$20.49	\$134,189.00
Warmed and Cooled Air	6,549	Sq.Ft.	\$12.30	\$80,553.00
Sprinklers	6,549	Sq.Ft.	\$6.49	\$42,503.00
Base Cost	6,549	Sq.Ft.	\$128.03	\$838,468.00
Basic Structure Cost	6,549	Sq.Ft.		\$1,095,713.00
Less Depreciation				
Combined Depreciation		Percent		(\$295,842.00)
Additional Functional Depreciation	65.7	Percent		(\$719,884.00)
Depreciated Cost	6,549	Sq.Ft.		\$79,987.00
4	Struc	ture Totals		
		ture rotais		Total Coat Now
Basic Structure Cost	20,260	Sa.Ft.	Unit Cost \$175.58	Total Cost New \$3,557,219.00
Total Super Structure Cost	20,260		\$175.58	\$3,557,219.00
Building Cost New	20,260	Sq.Ft.	\$189.73	\$3,843,950.00
Replacement Cost New	20,260	Sq.Ft.	\$189.73	\$3,843,950.00
Depreciated Cost	20,260		\$23.15	\$468,990.00
Total Structure Cost:	20,260 20,260		\$23.15 \$23.15	\$468,990.00 \$468,990.00
Multiplier	20,200		Φ23,13	Φ+00/330'00

0 Sq.Ft.

20,260 Sq.Ft.

\$0.00

Cost as of 1/1/2022

Appraisal Date: 07/09/2019

Total Non MS Outbuildings:

Copyright (C) 1997-2023 DEVNET Incorporated

**Total Structure Cost with Outbuildings:** 

\$0.00

\$468,990.00

Tax Year: 2023 Parcel: 007-591-02

## Marshall and Swift Com/Agr Structure Structure: SITE IMPROVEMENTS Totals

Page 1 1/27/2023 15:58:22

Outbuildings	Units		Unit Cost	Total Cost
BARBEQUE-GOOD	1	Quantity	\$4,985.00	\$3,639.00
FIREPLACE-SINGLE 1 STORY GOOD	5	Quantity	\$7,865.00	\$28,707.00
PORCH - SOLID WALL	274	Sq.Ft.	\$62.35	\$12,471,00
Outbuildings Totals	274	Sq.Ft.		\$44,817.00

	Structu	re Totals		
_	Units		Unit Cost	Total Cost New
Basic Structure Cost	0 Sc	q.Ft.	\$0,00	\$0.00
Total Super Structure Cost	0 Sc	q.Ft.	\$0.00	\$0.00
Building Cost New	0 Sc	q.Ft.	\$0.00	\$0.00
Replacement Cost New	0 Sc	q.Ft.	\$0.00	\$0.00
Depreciated Cost	0 Sc	q.Ft.	\$0.00	\$0.00
Total Structure Cost:	0 Sc	q.Ft.	\$0,00	\$0.00
Multiplier 1	0 Sc	q.Ft.	\$0.00	\$0.00
Total Non MS Outbuildings:	274 Sc	q.Ft.	\$163.57	\$44,817.00
Total Structure Cost with Outbuildings;	274 Sc	q.Ft.		\$44,817.00

PARCEL NUAIBER: 7.591.02

Carson City Assessor's Office

REAL ESTATE APPRAISAL RECORD

ADDRESS. 3480 GS RICHMEDS CLUB #301

PRIMARY

ADDITIONAL Saule Res)

000

DISTRICT:

BLOCK:

SUBDIVISION: PRECE 2, PM 2752

DESCRIPTION (Map Number, etc.):

NO PARCEL

Value

Site Value

Unit Value

Value

Value

Unit Value

Value

Unit Valuc

Sq Ft

Acre

Dimension

50,000 Value

3/82

O LAND VALUE COMPUTATION

Value

Site Value

Unit Value

Value

Value

Value Unit

Value

Value Site

Unit Value

Sq Ft

Acre

Dimension

Site

SUMMARYO

Melcales Floor

OREMARKS

O APPRAISED VALUE O

O ASSESSED VALUE O

347,795

Total Appraised Value Improvement Value

50,000

Land Value

C-17,500

Cape Co

11/12

Year

Improvement Land 17

Personal Property Total Assessed

17.500

111,228

128,728

X.

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		Colla	Cond	New	S. F. C.	A face	New				Cost																
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Fin Oua ( ) Flair w. Microwave (1 ) Surf-unit ) Range Hood & Fan ) B.I. Oven Single ) B.I. Oven Double DIR & O Gas ( I ) Microwave (+) Bath Fan ( ) Disposer ) Intercom ) Jacuzzi 6 ) Sauna ) Jenair Condition: Condition Condition Tb Other 1033 Dafe: Date: Jate. Fixtures O BATHROOM DETAIL O 2 Utility Elect Аустаде S/R W/P Other Number Fixtures: No. | Det | Carport Water Heater No .: SOLAR Elect. Door No. Base ( Unfinished Finished ( Unfinished Other Rough-in Finished MAR PUNC. Heated Type Heated Good GARIGE Floors O RESIDENTIAL BUILDING RECORD O Vin Typ Qual Floor Radiant, Hot Water Ceiling Radiant, Electric Composition Shingle ( ) Refrig. A/C, Heat Ducts Baseboard, Electric Baseboard, Hot Water Radiator, Hot Water Many Average Special Evaporative Cooling Heat Pump Package Conduit Burner / Gas lr No 23 -10 10 10 Gravity Furnace Heatolater Gas Lighter Raised Hearth Free Standing Floor Furnace Wall Furnace Aluminum Built-up Rock Concrete Tile Composition Single | 5 Shake ( ) Shingle Котех Sacking Few Poor Tixtures Fair Certing Finish Centers Other - Hirst Floor 3/20 Floor Wall Finish O ROOM AND FINISH DETAIL O Pan W/P Concrete & Steel Cultured Stone Cultured Stone 20 Metal Siding Vinyl Siding Slump Stone Slump Stone Boxed Eaves Wood Siding Exterior Stairs second Floor Iardboard Concrete Concrete Mansard Jywood Gambrel Trusses Wainscot | Brick Stucco Gable Wood Stone EXTERIOR Wood Rafters encer Hip Shed Qual Flat Other rioor Finish VII. 2x6 / DATE: \(\frac{12}{2}\right\) SSA \(\frac{1}{8}\right) C \(\frac{1}{2}\right) \)
USE: \(\frac{2}{8}\right) \)
QUAL: \(\frac{1}{2}\right) \)
CONDITION: W/W Heavy Split Level No. Of Stories: 717E Above Standard Concrete Block No. Of Units: Single Family NSTRUCTION Sub-Standard 1-loors Wood Frame - Plex Reinforced Sheathing Apartment Pier Light CTURIL Cape Cod Rustic Modern Concrete Colonial Ranch Spanish Standard Special Din Ar Din Rm Kitchen Rooms ·amily JIVINg Entry Bed