

Pittsboro Board of Zoning Appeals
DEVELOPMENT STANDARDS
VARIANCE APPLICATION

1. Applicant(s)

Check One: Owner Agent Lessee Contract Purchaser Other _____

Name: Amanda Kilby

Address: 542 Poplar Dr. Pittsboro, IN 46167

Phone Number: 765-592-0215 Fax Number: _____ Email Address: amandakilby1984@gmail.com

2. Property Owner(s)

If Applicant is not the Owner, attach completed Attachment A: Affidavit of Ownership

Name: Same as above

Address: (Number and Street) _____

Address: (City, Zip Code, State) _____

Phone Number: _____ Fax Number: _____ Email Address: _____

3. Applicant's Contact Person or Attorney and Project Engineer (if any)

Contact Person / Attorney Name:	Project Engineer:
Address: (Number and Street)	Address: (Number and Street)
Address: (City, Zip Code, State)	Address: (City, Zip Code, State)
Phone Number:	Phone Number:
Fax Number:	Fax Number:
Email Address:	Email Address:

4. Site Information

If only part of a parcel is requested for the Zoning Amendment, then write "PART" after the Tax Parcel Identification Number(s).

Tax Parcel Identification Number(s): 32-02-31-30-006.000-019

Address: (Number and Street) 542 Poplar Dr.

Address: (City, Zip Code, State) Pittsboro, IN 46167

General street location from the closest street intersection: Poplar Dr., Wall St.

0031-0017-1E

middle

Township: Residential	Section: Middle	Twp: Range:
Existing Use of the Property: R4	Area (acres or square feet): .39 Acre	
Current Zoning: NO	Current Comprehensive Plan Designation:	
Is the site located in an Overlay District?	If the site is located in an overlay district, which one?	

5. Development Standards Variance Use Request

Development Standards Variance Requested:
 Description: Requesting front set back Relieve to locate a new garage 11.6 ft away as opposed to ~~25~~ 25 ft requirement.

6. Attachments to Include With Application

- Application Fee: Attachment B (To be determined by the Town for mineral extraction, sanitary landfill, waste transfer station, hotel, shopping center, mobile home park, or junkyard.)
- Attachment A: Affidavit of Ownership (if applicable)
- Attachment C: Use Variance Request (if applicable)
- Site Plan (include a copy 11" x 17" or smaller)
- Aerial Location Map with property lines drawn

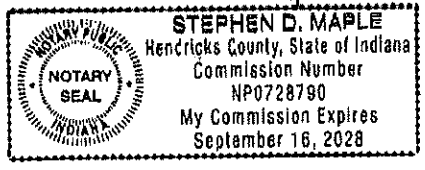
The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature(s) of Applicant(s): Amanda Kilby Date: 5/23/23

Notary Statement

Sworn to and subscribed before me the 23 day of May, 2023
 Notary Public in and for the State of Indiana.
 My Commission expires: 9/18/23

Stephen D. Maple
 Notary Public / Printed
 Seal



For Office Use Only		
Date Filed:	Public Notice:	Newspaper Ad:
Date of BZA Hearing:		
Decision of BZA Conditions:	<input type="checkbox"/> Unfavorable	<input type="checkbox"/> Favorable <input type="checkbox"/> Favorable with Conditions

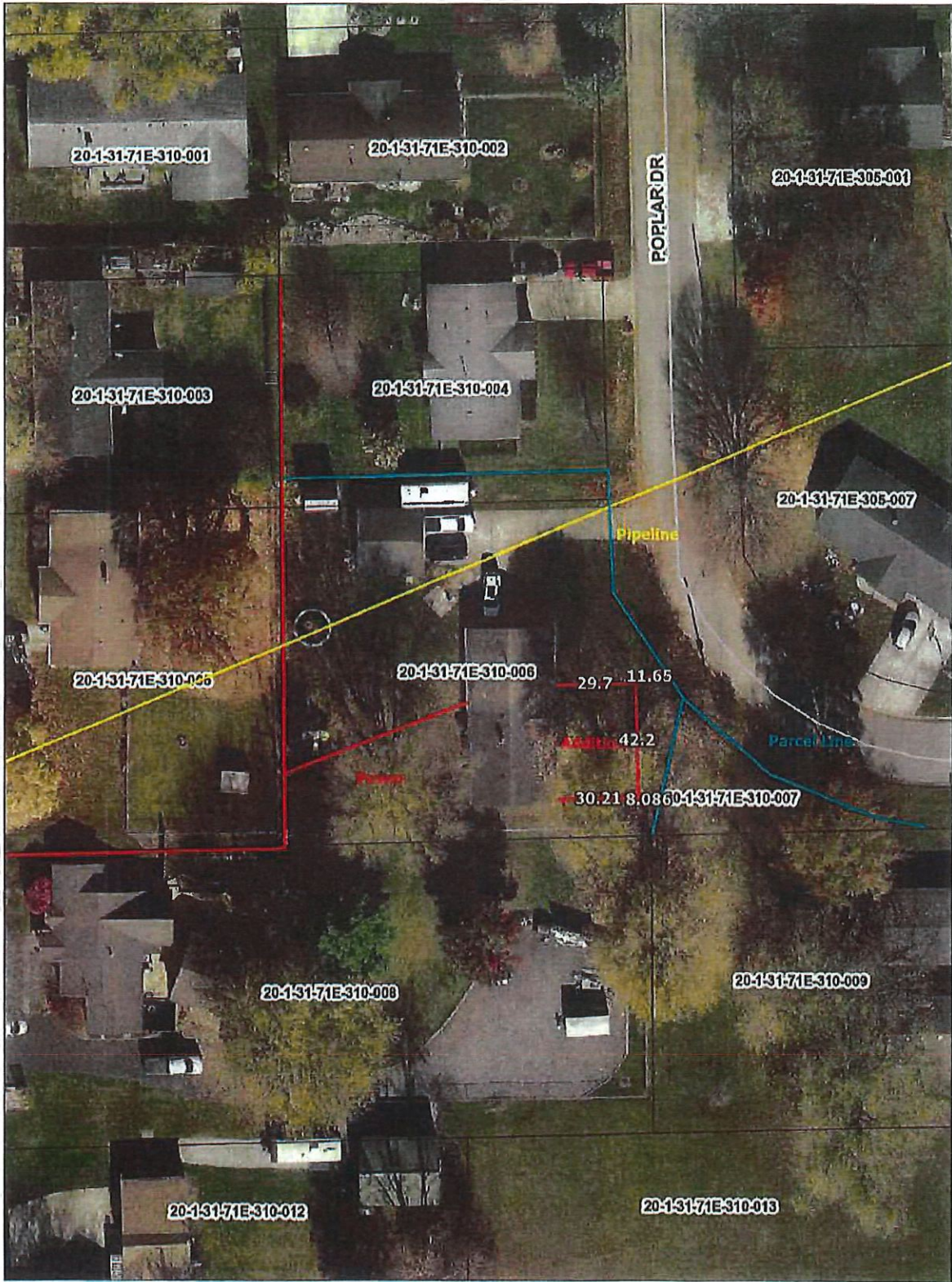
To Whom It may Concern,

I live at 534 Poplar Drive in Pittsboro.
I understand that Zach & Amanda
Kilby are wanting to add an
addition to the front of their property.
The corner of this new structure comes
close to the edge of my Property line.
However, I don't have an
issue with this.

Sincerely

Carla A. Summers

317-340-8906



Variance Request

Town of Pittsboro, Indiana Board of Zoning Appeals

This application is to be used when appealing to the Board of Zoning Appeals to be exempt from specific requirements of the Zoning Ordinance or for a Variance of Use.

Attachments Required: A, B, C, D, E, G, H (Note: Not all forms may be applicable to each application)

STEP ONE: PRE-APPLICATION

Before filing an petition, the petitioner must meet with the Town Manager at least one week prior to the anticipated submission to discuss the proposed request and to become more familiar with the applicable requirements. Call (317) 892 - 3326 to schedule a meeting. Applicants will be responsible for all fees associated with the review of the petition by the Town's Consultants.

STEP TWO: APPLICATION

1. A completed Variance Petition and all required Attachments are to be submitted by the 4:00 pm 30 days before the desired hearing date. Please submit the petition, attachments, and associated fees to the Town of Pittsboro Board of Zoning Appeals, P.O. Box 185, Pittsboro, Indiana, 46167. The Staff shall determine whether the petition is complete. If incomplete, the applicant will be notified of the deficiencies. Staff will notify an applicant when the petition is considered complete and accepted. Petitions submitted or completed after the posted deadline date will be placed on the next month's application cycle.
2. The items below are required in order to complete your petition and shall be submitted at the time the petition is filed.

Application Form

- All items must be completed fully and either typewritten or printed in ink.
- The application must be signed by the applicants and notarized.

Application Fee

- Application fees can be found in Attachment B. A fee is processed for each petition.
- Checks are to be made payable to the Town of Pittsboro and submitted to the Clerk-Treasurer.

- Site Plan**
 - Drawings must be dimensioned and include property lines, existing facilities, existing structures and proposed improvements to the property.
 - Drawings must not exceed 11"x 17" in size.

- Aerial Location Map**
 - Aerial maps can be obtained on the internet through internet sites, such as Google, Bing, Yahoo, or Mapquest.
 - Aerial maps can also be obtained from the Hendricks County Surveyor's Office, 355 South Washington Street, Danville, Indiana, 46122. (317) 745-9237
 - Property lines of the site must be drawn on the map.

- Attachments**
 - **Attachment A: Affidavit of Ownership** *(submitted only if the applicant is not the property owner)*
 - **Attachment B: Application Fees**
 - **Attachment C: Review Fees**
 - **Attachment D: Newspaper Notice**
 - **Attachment E: Neighbor Notice**
 - **Attachment G: Use Variance**
 - **Attachment H: Development Standards Variance**

STEP THREE: PUBLIC NOTICE PROCEDURES:

- Newspaper Advertisement**
 - Found in Attachment D.
 - Failure to submit proof of advertisement after the posted deadline will automatically table the application's hearing until the next meeting of the BZA.

- Surrounding Property Owner Notification**
 - Found in Attachment E.
 - Failure to submit proof of notice after the posted deadline will automatically table the applicant's hearing until next meeting of the BZA.

STEP FOUR: TECHNICAL REVIEW COMMITTEE

The Technical Review Committee (TRC) has the review authority; if necessary, for the technical aspects of the petition. The TRC or staff will meet to discuss your proposal in the Pittsboro Town Hall. Staff will contact you with an appointment time. The TRC generally includes BZA Staff; Engineer; Public Utility; Town Manager; Street Department, applicable School Superintendent; and applicable Safety Services. You or a designated representative with

technical information regarding your submittal should attend. In some instances, additional information may be required by the TRC in order to make a technical review of your petition. This information must be submitted at least ten (10) days prior to the issuance of the Staff Report.

STEP FIVE: STAFF REPORT AND AGENDA

If a petitioner believes the strict application of the Zoning Ordinance creates practical difficulties, they may petition the Board of Zoning Appeals for a Variance. The staff report for the variance will outline the issue at hand and address State Code as it relates to the variance. The report shall be released along with the agenda seven (7) days prior to the hearing. All additional documents to be studied and considered by staff for use in the Staff Report should be submitted no less than ten (10) days prior to the hearing. Any interested party may provide support documentation to be delivered to the BZA members along with the Staff Report. To do so, the party must provide ten (10) copies of each document, which should be submitted no less than fifteen (15) days prior to the hearing.

STEP SIX: BOARD OF ZONING APPEALS HEARING

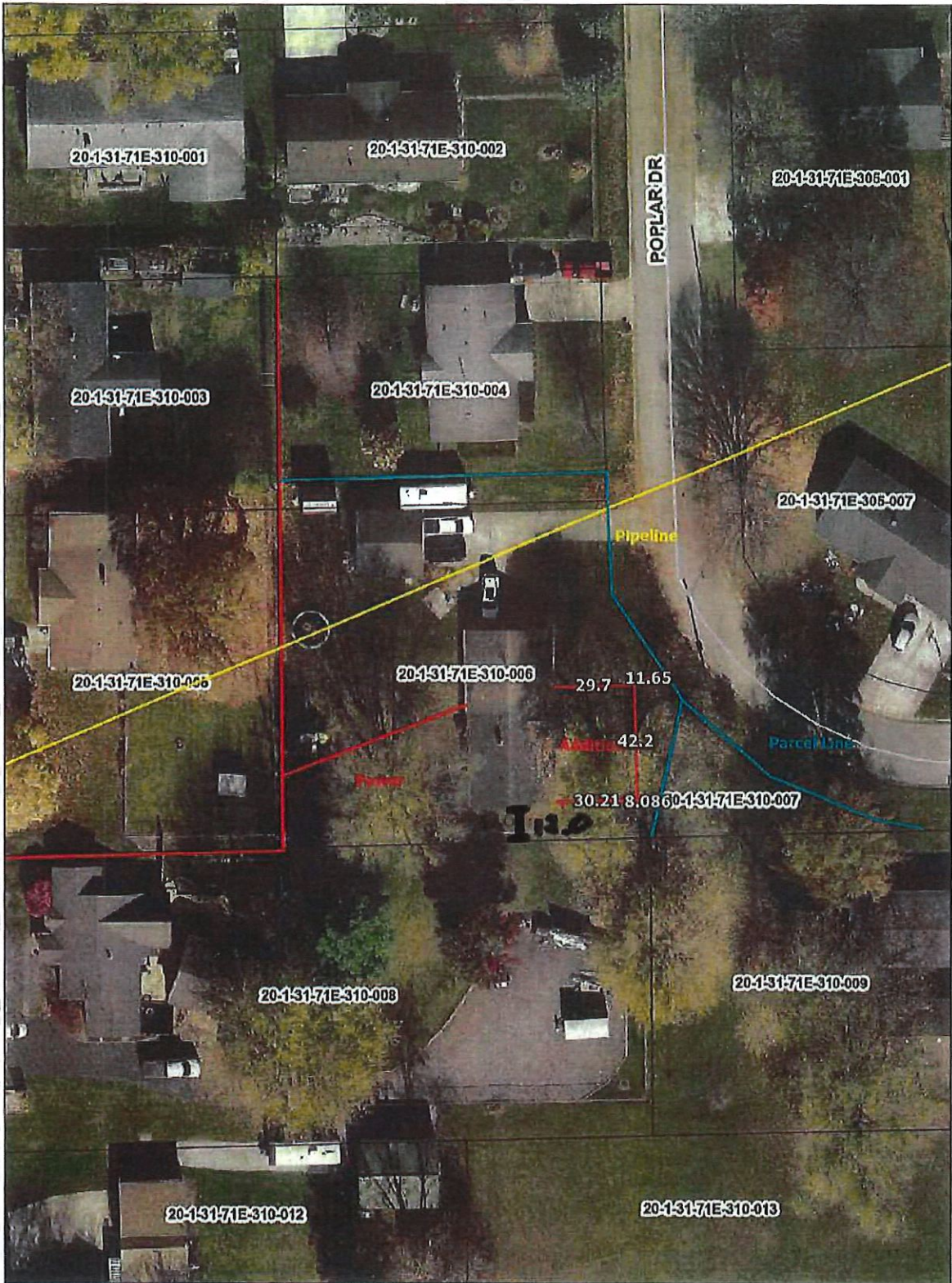
The BZA shall follow their adopted Rules of Procedure for the hearing. Public hearings of the BZA are generally held the first Tuesday of each month at 7:30 p.m. at the Pittsboro Town Hall. Always check with the Town Hall to verify the exact meeting date, place, and time should a conflict occur.

When your request comes up on the agenda, the following procedure is followed:

You are asked to present your request to the Board. You may employ an attorney for this purpose or do it yourself. You may use any maps or graphics that will assist you in the presentation. You are encouraged to address the Standards for Evaluating Use Variances that are listed in your Application in your presentation. If the Board members need additional information, they will ask questions regarding your request.

Per the Pittsboro Zoning Ordinance and Indiana Code 36-7-4-921(a)(5), the BZA may require the owner of the parcel to make written commitments concerning the use or development of that parcel. These commitments must be recorded with the Town of Pittsboro Recorder prior to the issuance of a building permit.

Per Indiana Code 36-7-4-912, the BZA shall make written Findings of Fact, which is the BZA's decision based upon their interpretation of the Conditions for Evaluating Use Variances listed in your Application. Within ten (10) business days of the BZA hearing, Staff will send you a copy of the written Findings of Fact.



R-4 DEVELOPMENT STANDARDS

Utility Requirements Attachment to public water and sanitary sewer facilities shall be mandatory for all development in this district.

Minimum Lot Size 8,400 square feet

Minimum Lot Width 65 feet

Minimum Front

Setback

Principal Arterial 50 feet

Secondary Arterial 45 feet

Collector 35 feet

Local Road 30 feet

Subdivision Road 25 feet

Minimum Side Setback 10 feet

Minimum Rear Setback 15 feet

Maximum Principal Building Height 35 feet

Maximum Accessory Structure Height 25 feet or the height of the principal structure, whichever is less

Minimum Primary Structure Floor Area 900 square feet

32-02-31-310-006.000-019

General Information

Parcel Number 32-02-31-310-006.000-019
Local Parcel Number 20-1-31-71E 310-006
Tax ID: 020-131711-310006
Routing Number

Property Class 510

1 Family Dwell - Platted Lot
Year: 2023

Location Information

County Hendricks
Township MIDDLE TOWNSHIP
District: 019 (Local 020)
PITTSBORO TOWN
School Corp 3295
NORTHWEST HENDRICKS
Neighborhood 2053104
NORTHWOOD DEVELOPMENT
Section/Plat 031
Location Address (1) 542 POPLAR DR
PITTSBORO, IN 46167

KILBY, AMANDA

Ownership

KILBY, AMANDA
542 POPLAR DR
PITTSBORO, IN 46167
L331
NORTHWOOD DEVELOPMENT PT LOT 22
0.3974C

542 POPLAR DR

Ownership

Date 05/19/2021
Owner KILBY, AMANDA
12/10/2012 SHOAF, AMANDA
08/06/2007 WARREN, JENNIFER
01/06/2006 CAIN, JAMES H & JU
01/01/1900 WARREN WILLIAM L

510, 1 Family Dwell - Platted Lot

Transfers of Ownership

Doc ID Code Book/Page Adj Sale Price V/I
QC QC / \$0 /
WD WD / \$119,900 /
QC QC 00 \$0 /
QC QC 0000 \$0 /
WD WD / \$0 /

NORTHWOOD DEVELOPM 1/2

Notes

11/22/2022 REASSESSMENT: 23/24 CYCLOCAL
PA-PER PICT/MLSP2198660-EFF YR CRNGD
2019 CYCLOCAL RA-DP
10/29/2018 REASSESSMENT: 19/20 CYCLOCAL
PA-ADDED EFF YR (PER OFFICE GUIDELINES)-
DSE
20/2018 NEW CONSTR: 18/17 ADDED SHED PER
PERMIT: LLG
8/12/2002 : RSMT 02/03 BAA

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Includes sub-tables for 2023 and 2022.

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Intl. Value, Res Market Value, Elig % Factor, Value. Includes sub-tables for 2023 and 2022.

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 9/192 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 9/192 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage
Static
Printed Tuesday, April 25, 2023
Review Group 2023

Data Source Aerial
Collector
Appraiser

32-02-31-310-006.000-019

KILBY, AMANDA

542 POPLAR DR

510, 1 Family Dwell - Platted Lot

NORTHWOOD DEVELOPM

2/2

General Information
 Occupancy Single-Family
 Description Single-Family Residen
 Story Height 1
 Style N/A
 Finished Area 1701 sqft
 Make

Plumbing
 # TF
 Full Bath 2 6
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 8

Floor Finish
 Tile
 Carpet
 Unfinished
 Other

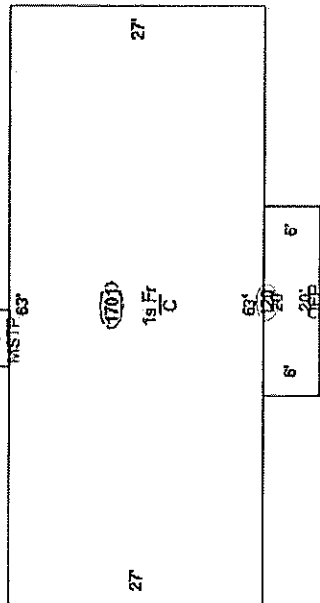
Accommodations
 Bedrooms 4
 Living Rooms
 Dining Rooms
 Family Rooms 1
 Total Rooms 7

Wall Finish
 Plaster/Drywall
 Unfinished
 Paneling
 Other
 Fiberboard

Heat Type
 Central Warm Air

Roofing
 Built-Up
 Metal
 Asphalt
 Slate
 Tile
 Wood Shingle
 Other

Exterior Features
 Area Value
 Porch, Open Frame 120 \$5,800
 Stoop, Masonry 24 \$1,500



Floor Constr	Base	Finish	Value	Totals
1 1Fr	1701	1701	\$111,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1701	0	\$7,600	
Slab				

Adjustments
 Total Base \$118,900
 1 Row Type Adj. x 1.00 \$118,900
 Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) PS:1 PO:1 \$4,700
 No Heating (-) \$0
 A/C (+) 1:1701 \$4,000
 No Elec (-) \$0
 Plumbing (+/-) 8-5=3 X \$600 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$130,000
Sub-Total, 1 Units \$130,000
 Exterior Features (+) \$7,300
 Garages (+) 0 sqft \$0
 Quality and Design Factor (Grade) 0.95
 Location Multiplier 1.00
Replacement Cost \$130,435

Description	Count	Value
Specialty Plumbing		

Summary of Improvements						
Description	Res Eligible	Story Height	Construction	Grade	Year Built	Year Eff
1: Single-Family Residen	100%	1	Wood Frame	C-1	1960	1970
2: Detached Garage1	100%	1	Wood Frame	C-1	1960	1960
3: Stoop (on Det Gar)	0%	1		C-1	1960	1960
4: Utility Shed				C	2015	2015

Base Rate	Eff Co	Age	nd	LCM	Adj Rate	RCN	Size	Norm Dep	Remainr. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
\$31,48	53	1970	A	1.00	\$29.91	\$130,435	1,701 sqft	40%	\$78,280	0%	100%	1,800	\$140,900
						\$17,228	576 sqft	42%	\$9,980	0%	100%	1,000	\$10,000
						\$1,425	3'x4'	42%	\$830	0%	100%	1,000	\$800
						\$0	12'x0'	25%	\$0	0%	100%	1,000	\$100

Total this page \$151,800

Total all pages \$151,800

Total this page \$151,800

Variance Request

Town of Pittsboro, Indiana Board of Zoning Appeals

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Pittsboro Board of Zoning Appeals
DEVELOPMENT STANDARDS
VARIANCE APPLICATION

1. Applicant(s)

Check One: Owner Agent Lessee Contract Purchaser Other _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____ Email Address: _____

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Name: _____

Address: (Number and Street) _____

Address: (City, Zip Code, State) _____

Phone Number: _____ Fax Number: _____ Email Address: _____

3. Applicant's Contact Person or Attorney and Project Engineer (if any)

Contact Person / Attorney Name:	Project Engineer:
Address: (Number and Street)	Address: (Number and Street)
Address: (City, Zip Code, State)	Address: (City, Zip Code, State)
Phone Number:	Phone Number:
Fax Number:	Fax Number:
Email Address:	Email Address:

4. Site Information

If only part of a parcel is requested for the Zoning Amendment, then write "PART" after the Tax Parcel Identification Number(s).

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Address: (Number and Street) _____

Address: (City, Zip Code, State) _____

General street location from the closest street intersection: _____

Township:	Section: Twp: Range:
Existing Use of the Property:	Area (acres or square feet)
Current Zoning:	Current Comprehensive Plan Designation:
Is the site located in an Overlay District?	If the site is located in an overlay district, which one?

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Development Standards Variance Requested:

Description:

6. Attachments to Include With Application

- | | |
|---|---|
| <input type="checkbox"/> Application Fee: Attachment B (To be determined by the Town for mineral extraction, sanitary landfill, waste transfer station, hotel, shopping center, mobile home park, or junkyard.) | <input type="checkbox"/> Attachment A: Affidavit of Ownership (if applicable) |
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| | <input type="checkbox"/> Aerial Location Map with property lines drawn |

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature(s) of Applicant(s):

Date:

Notary Statement

Sworn to and subscribed before me the

_____ day of _____, 20_____

Notary Public in and for the State of Indiana.

Notary Public / Printed Seal

My Commission expires: _____

For Office Use Only		
Date Filed:	Public Notice:	Newspaper Ad:
Date of BZA Hearing:		
Decision of BZA	<input type="checkbox"/> Unfavorable	<input type="checkbox"/> Favorable
Conditions:		<input type="checkbox"/> Favorable with Conditions

R-4 DEVELOPMENT STANDARDS

Utility Requirements Attachment to public water and sanitary sewer facilities shall be mandatory for all development in this district.

Minimum Lot Size 8,400 square feet

Minimum Lot Width 65 feet

Minimum Front

Setback

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Collector 35 feet

Local Road 30 feet

Subdivision Road 25 feet

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32-02-31-310-006-000-019

General Information
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Local Parcel Number 20-1-31-71E 310-006
Tax ID: 020-13171-1-310006
Routing Number

Property Class 510
1 Family Dwell - Platted Lot
Year: 2023

Location Information
County Hendricks
Township MIDDLE TOWNSHIP
District 019 (Local 020)
PITTSBORO TOWN
School Corp 3295
NORTHWEST HENDRICKS
Neighborhood 2063104
NORTHWOOD DEVELOPMENT
Section/Plat 031
Location Address (1) 542 POPLAR DR
PITTSBORO, IN 46167

Zoning
Subdivision NORTHWOOD DEVELOPMENT
Lot 22
Market Model N/A
Characteristics
Topography Flood Hazard
 ERA
 TIF

Public Utilities
Streets or Roads
Neighborhood Life Cycle Stage Static
Printed Tuesday, April 25, 2023
Review Group 2023

KILBY, AMANDA

Ownership
KILBY, AMANDA
542 POPLAR DR
PITTSBORO, IN 46167
Legal
NORTHWOOD DEVELOPMENT PT LOT22
0.367AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book	Page	Adj Sale Price	VII
05/19/2021	KILBY, AMANDA	000	QC	/	/	\$0	1
12/10/2012	SHOAF, AMANDA	WD	WD	/	/	\$119,900	1
06/06/2007	WARREN, JENNIFER	QC	QC	00	00	\$0	1
01/06/2006	CAIN, JAMES H & JU	QC	QC	0000	0000	\$0	1
01/01/1900	WARREN WILLIAM L	WD	WD	/	/	\$0	1

542 POPLAR DR

510, 1 Family Dwell - Platted Lot

Res

Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
2023	03/03/2023	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019	2019
WIP	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)
					\$31,600	\$31,600	\$0
					\$0	\$0	\$0
					\$0	\$0	\$0
					\$151,800	\$151,700	\$0
					\$0	\$0	\$0
					\$100	\$100	\$0
					\$183,400	\$183,300	\$0
					\$0	\$0	\$0
					\$100	\$100	\$0
					\$30,100	\$30,100	\$29,300
					\$30,100	\$30,100	\$29,300
					\$0	\$0	\$0
					\$0	\$0	\$0
					\$144,700	\$144,600	\$0
					\$0	\$0	\$0
					\$100	\$100	\$100
					\$160,800	\$160,700	\$155,900
					\$174,800	\$174,700	\$161,200
					\$0	\$0	\$0
					\$100	\$100	\$100
					\$30,100	\$30,100	\$29,300
					\$30,100	\$30,100	\$29,300
					\$0	\$0	\$0
					\$0	\$0	\$0
					\$131,200	\$131,100	\$128,600
					\$0	\$0	\$0
					\$100	\$100	\$100
					\$161,300	\$161,200	\$155,900
					\$0	\$0	\$0
					\$100	\$100	\$100

Land Pricing Soil

Act	Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Intnl. %	Res Elig %	Market Factor	Value
F	F	134	1.05	\$284	\$298	\$89,038	-19%	100%	1.0000	\$31,620

Land Data (Standard Depth: Res 120, Cl 100, Base Lot Res 81 X 125, Cl 0 X 0)

Land Pricing Soil	Act	Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Intnl. %	Res Elig %	Market Factor	Value
F	F	134	131x132	1.05	\$284	\$298	\$89,038	-19%	100%	1.0000	\$31,620

NORTHWOOD DEVELOPM 1/2

Notes
 1/27/2022 REASSESSMENT: 2324 CYCICALICAL
 PAPER PICTURES 21196650-EFF TR CHNGD
 2018 CYCICALICAL RA-DP
 10/26/2018 REASSESSMENT: 1920 CYCICALICAL
 RA-ADDED EFF YR (PER OFFICE GUIDELINES)-
 DGE
 2/22/2016 NEW CONSTR: 16/17 ADDED SHED PER
 PERMIT. LLC
 8/12/2002 : RSMT 02/03 5AA

Land Computations

Calculated Acreage	0.40
Actual Frontage	134
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.40
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.40
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$31,600
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,600

Appraiser
Collector
Data Source Aerial
Review Group 2023

General Information

Occupancy Single-Family
 Description Single-Family Residen
 Story Height 1
 Style N/A
 Finished Area 1701 sqft
 Make

Plumbing

TF
 Full Bath 2 6
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 8

Floor Finish
 Tile
 Carpet
 Unfinished
 Wood
 Parquet

Accommodations
 Bedrooms 4
 Living Rooms
 Dining Rooms
 Family Rooms 1
 Total Rooms 7

Wall Finish
 Plaster/Drywall
 Unfinished
 Paneling
 Other
 Fiberboard

Heat Type
 Central Warm Air

Roofing
 Built-Up
 Metal
 Asphalt
 Slate
 Tile
 Wood Shingle
 Other

Exterior Features

Description
 Porch, Open Frame Area 120 Value \$5,800
 Stoop, Masonry Area 24 Value \$1,500

Cost Ledger

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1701	1701	\$111,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1701	0	\$7,600	
Slab				
			Total Base	\$118,900
			1 Row Type Adj. x 1.00	\$118,900

Adjustments
 Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) PS:1 PO:1 \$4,700
 No Heating (-) \$0
 A/C (+) 1:1701 \$4,000
 No Elec (-) \$0
 Plumbing (+/-) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Summary of Improvements

Description	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt Value	Improv Value
Exterior Features (+)								\$130,435	40%	\$78,260	0%	100%	1,800	\$140,900
Garages (+) 0 sqft							576 sqft	\$17,226	42%	\$9,890	0%	100%	1,000	\$10,000
Quality and Design Factor (Grade)							3'x4'	\$1,425	42%	\$830	0%	100%	1,000	\$800
Location Multiplier							12'x0'	\$0	25%	\$0	0%	100%	1,000	\$100
Sub-Total, One Unit														
Sub-Total, 1 Units														
Exterior Features (+)														
Garages (+) 0 sqft														
Quality and Design Factor (Grade)														
Location Multiplier														
Replacement Cost														
\$130,435														

