# **Application for Special Permit**

Pursuant to Zoning Bylaw Section §125-3(A) & (D) 2b

**Zoning Board of Appeals** 

184 Ayer Road Harvard, MA 01434

Applicant: CS Bailey Landscape, INC 19 Whittermore Street Arlington, MA

Record Owner: Phoenix-Durango LLC 345 Main Street Northborough, MA

October 30<sup>th</sup>, 2023 6932-C



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## **1.0 Zoning Board Application**

#### TOWN OF HARVARD ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: CS Bailey Landscape, INC	
Mailing Address: <u>19 Whittemore St. Arlington</u>	
Telephone Number: Email Addre	955:
Applicant is (check one):OwnerTenant	_Licensee _xProspective Buyer
Location of Property: <u>184 Aver Road</u>	Assessors Map <u>8</u> Parcel: <u>41</u>
Registry of Deeds: Book Number <u>64869</u> Page Number	275Certificate Number
Owner's Name: <u>Phoenix-Durango LLC</u> (If different than Applicant)	Tel. No.:
Owner's Address: 345 Main Street, Northbourough, Massachusetts 01	532
Representative: <u>Grea Roy (Dillis &amp; Roy Civil Desian Group, Inc.)</u>	Tel. No.: <u>978 779 6091</u>
Application (which includes required plans and abutters list) is for	r:
<ul> <li>Variance (16 copies)</li> <li>Special Permit (16 copies)</li> <li>Modification/Extension (16 copies)</li> <li>Failure to Enforce Administrative Appeal (16 copies)</li> <li>Other Administrative Appeals (16 copies)</li> <li>Comprehensive Permit (20 copies)</li> </ul>	Fee: \$150.00 + \$6.00/ abutter Fee: \$200.00 + \$6.00/abutter Fee: \$100.00 + \$6.00/abutter Fee: \$130.00 Fee: \$175.00 Fee: 500.00/unit
Specific Bylaw section (s) being applied for: Section 125-3(A) & (D);	26

Nature of Application and Justification of Request: <u>The applicant proposes to convert the use of the property to a</u> Landscaping Business. The existing residential use will remain. Refer to the project narrative for additional information.

The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby an earing before the Board of Appeals with reference to the above application.

Emily Goswick	11/2/2023
Property Owner's Signature (REQUIRED)	Date
Propertys@wher's Signature (REQUIRED) Chris Balley	Date 11/1/2023
Applicant's Signature (if different from owner) Revised 04-14-2021	Date

#### 2.0 **Project Narrative**

#### **Existing Conditions**

The subject property is located at 184 Ayer Road which is shown on assessors Map 8, as Parcel 41. The property is located on the eastern side of Ayer Road (Route 111), at the corner of Route 111 and the Route 2 west off ramp. The property has approximately 2.27 acres of land and contains an existing commercial building with an associated paved parking lot to the northeast of the building.

The existing building is a mixed-use commercial building, currently being used as an accountant's office and a multi-family residential building. The existing use of an accountant's office is classified as a "small-scale commercial" use per Section 125-12 of the Harvard Protective Zoning Bylaw.

#### **Proposed Conditions**

As mentioned above, the existing use of the building is an accountant office and a residence. The proposed use of the building with be a landscaping business with a residence. The Landscaping Use is classified as a Medium-scale commercial use per section 125-13 (T) in the Zoning Bylaw.

The proposed modification in use of the building will not result in any alterations to the existing footprint of the building, which conforms to all zoning setback requirements under existing conditions. However, as the proposed use of the building is considered an intensification of use, from small-scale commercial to medium-scale commercial, a Special Permit is required under Section 125-3(D) 2.

### Special Permit Criteria (Section 125-46 C(1)

#### Section 125-46 C(1) of the Protective Zoning Bylaw states that:

A special permit shall be authorized only subject to applicable provisions of Section 125-39, Site Standards, and any special requirements for the particular class of special permit and only if, in addition, the authorizing board finds that the granting of the permit:

a) Will not result in substantial increase of volume or rate of surface water runoff to neighboring properties and streets, and will not result in substantial danger of pollution or contamination of the groundwaters supply, a groundwater absorption area, a well, pond, stream, watercourse, W District, or inland wetland. Any and all surface water runoff resulting from development shall be retained within the lot in which it originates or shall be discharged into existing identifiable watercourses without material impact on abutting properties.

The proposed project includes the reduction in the amount of paved surface at the site. Additionally, a gravel pad area will be constructed in the rear of the site. A

stormwater management system is proposed to ensure that post-developed runoff rates will be reduced to at or below pre-developed levels. A stormwater report documenting compliance with the Massachusetts Stormwater Management Standards has been prepared.

*b)* Will, if the use is not agricultural or residential, result in no substantial increase in traffic, compared to refusal of the permit, on any residential street where the premise have access

No alterations to the existing site access are proposed and a negligeable increase in traffic is expected from the proposed use. The site has access on Route 111, which will absorb any minor increase in vehicle trip generation.

*c)* Will be in harmony with the general purpose and intent of the Bylaw, including each purpose stated in 125-1 Purpose, which is pertinent to the particular application.

See responses to Section 125-1 below.

#### Protective Bylaw Section 125-1 (Purpose)

To promote the health, safety, convenience, morals, and welfare of its inhabitants, the Town adopts this Bylaw in accordance with the Constitution of the Commonwealth and Chapter 40A and other provisions of the General Laws. With due regard to the characteristics of the different parts of the Town, the Bylaw is designed among other purposes:

a) To conserve health

The proposed commercial use of the property is allowed within the zoning district and will utilize the existing building on the property. No adverse effects on the health of the town are anticipated.

b) To secure safety from fire, wind, flood, and traffic

The proposed project will use an existing commercial building and paved parking area along with a proposed gravel pad storage area. The increase in intensity of the commercial use is not expected to result in an increased risk of fire or wind. Any potential rsiks from flooding are mitigated through the proposed Stormwater Management System. Traffic impacts are not expected to be significant.

c) To preserve and increase the value of land and buildings

The proposed project involves modifications to an existing building, including landscaping, parking lot striping, a gravel pad storage area, and a new commercial use of the building. It is anticipated that the project will have a positive effect on the value of the land and building was has been unused for a significant period of time. d) To protect the community from the detrimental effects of unsuitable development

The proposed commercial uses of the property is an allowed use within the Commercial District.

e) To preserve and increase the amenities of the Town

The proposed project will involve the change of use to a Landscaping business increasing the amenities of the Town.

*f) To prevent overcrowding of the land* 

The project re-use an existing commercial building and will maintain an open space buffer strip of 10% of the lot width around the entire site. Additionally, the required Green Space percentage on the lot will be exceeded after completion of the project.

g) To provide for compatibility with individual water supply and sewage disposal systems and their renewal, and with public systems which may become available.

The existing sewage disposal system and on site well will be utilized for the existing building.

*h)* To facilitate future reuse and redevelopment of property

The proposed project involves the reuse of an existing commercial building.

*i)* To provide for safe, rapid traffic flow to, from, and along the streets

The existing curb cut and site entrance will be used. No modifications are proposed to the site entrance.

j) To avoid confusing and distracting signs in areas along the streets

The project will replace the existing sign in the same footprint, with no increase in the square footage of the sign.

k) To avoid unsuitable traffic on residential streets

Ayer Road (Route 111) is a major street with capacity to handle the site traffic from the development.

*l)* To preserve the streets of the Town as firebreaks

No modifications to the street or existing site entrance are proposed.

m) To protect persons and property against the hazards of inundation and pollution

The project has been designed in accordance with the Massachusetts Stormwater Management Policy which acts to ensure that proposed projects will not contribute to offsite flooding or to generate pollution. The Stormwater Management Report includes a Long Term Pollution Prevention Plan as required by the Policy.

*n)* To prevent pollution or contamination of, to conservation, and to protect watercourses, and their adjoining lands, groundwater absorption areas, and the groundwater table on which the inhabitants depend for their water supply

The renovations to the existing building will have no impact on any watercourses or adjoining lands.

o) To preserve storage areas for seasonal or periodic high waters

#### The site does not contain any areas mapped as floodplain.

*p)* To protect ponds from accelerated and excessive plan growth and premature decay into swaps

No ponds exist on the property.

q) To conserve natural conditions and open spaces

The proposed project will maintain an open space buffer strip of 10% of the lot width around the entire site. The project will include invasive species removal and landscaping.

*r)* To separate and otherwise isolate potentially conflicting property uses.

The proposed uses of the building are allowed per Section 125-13 of the Zoning Bylaw.

## 3.0 Abutters List





TOWN OF HARVARD ASSESSORS OFFICE 13 AYER ROAD HARVARD, MA 01451 978-456-4100 X315

## **REQUEST FOR CERTIFIED ABUTTERS LIST**

PROPERTY LOCATION:	184 Aver Road
MAP/BLOCK/LOT:	8_41
PROPERTY OWNERS:	CS Bailey Landscape
<b>REQUIRED FOOTAGE:</b>	300 \

**CONTACT INFORMATION** 

**EMAIL ADDRESS:** 

cpinalt@ dillisadrox.con

MAILING ADDRESS IF DIFFERENT FROM PROPERTY LOCATION:

FEE: \$25.00

To be paid with completed Abutters List request by Cash or Check

payable to the Town of Harvard

\*\*Please allow 10 working days for your request to be processed\*\*

If you have questions or concerns, please contact the Assessors office at

assessingdept@havard-ma.gov or 978-456-4100x315

Emàiled PAchaze: 10-31-23

lideoup 10-31-23



Abutters List Report Town of Harvard, MA

Date:October 31, 2023Parcel Number:008-041-000Property Address:184 Ayer Rd

Abutters To: 300ft

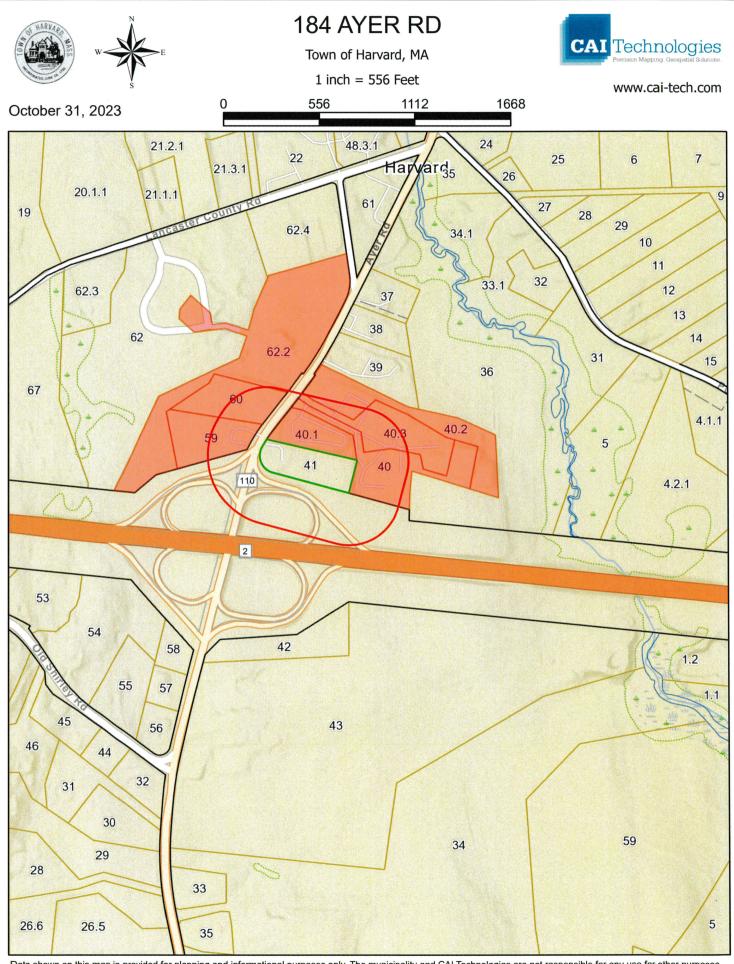
The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed:

23 Date: 0 3

Carol Dearborn Assistant Assessor (978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR 13 Ayer Road, Harvard, Massachusetts 01451-1458 www.harvard-ma.gov



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Har	00 feet Abutters vard, MA ober 31, 2023	s List Report	
Subject Property	:		
Parcel Number:	008-041-000-000	Mailing Address:	PHOENIX-DURANGO LLC
CAMA Number:	008-041-000-000		345 MAIN ST
Property Address:	184 AYER RD		NORTHBOROUGH, MA 01532
Abutters:	4 <sub>00</sub>		
Parcel Number:	008-040-000-000	Mailing Address:	BOWERS BROOK LLC
CAMA Number:	008-040-000-000		P.O. BOX 10540
Property Address:	196 AYER RD		BEDFORD, NH 03110
Parcel Number:	008-040-001-000	Mailing Address:	SAMANTHA'S REALTY LLC
CAMA Number:	008-040-001-000		188 AYER RD
Property Address:	188 AYER RD		HARVARD, MA 01451
Parcel Number:	008-040-002-000	Mailing Address:	HARVARD OFFICE PARK LLC
CAMA Number:	008-040-002-000		200 AYER RD
Property Address:	200 AYER RD		HARVARD, MA 01451
Parcel Number:	008-040-003-000	Mailing Address:	AYER ROAD REALTY LLC
CAMA Number:	008-040-003-000		200 AYER RD
Property Address:	198 AYER RD		HARVARD, MA 01451
Parcel Number:	008-059-000-000	Mailing Address:	12 LANCASTER COUNTY ROAD LLC
CAMA Number:	008-059-000-000		43 DELANEY ST
Property Address:	185 AYER RD		STOW, MA 01775
Parcel Number:	008-060-000-000	Mailing Address:	12 LANCASTER COUNTY ROAD LLC
CAMA Number:	008-060-000-000		43 DELANEY ST
Property Address:	187 AYER RD		STOW, MA 01775
Parcel Number:	008-062-002-000	Mailing Address:	WHEELER REALTY TR
CAMA Number:	008-062-002-000		200 AYER RD
Property Address:	AYER RD		HARVARD, MA 01451



www.cai-tech.com Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. 12 LANCASTER COUNTY ROAD 43 DELANEY ST STOW, MA 01775

AYER ROAD REALTY LLC 200 AYER RD HARVARD, MA 01451

BOWERS BROOK LLC P.O. BOX 10540 BEDFORD, NH 03110

HARVARD OFFICE PARK LLC 200 AYER RD HARVARD, MA 01451

SAMANTHA'S REALTY LLC 188 AYER RD HARVARD, MA 01451

WHEELER REALTY TR 200 AYER RD HARVARD, MA 01451

## 4.0 Record Deed/ Assessors Data





Bk: 64869 Pg: 275 Page: 1 of 3 04/06/2021 01:50 PM\_WC MASSACHUSETTS EXCISE TAX Worcester District ROD #20 001 Date: 04/06/2021 01:50 PM Ctrl# 221708 18818 Doc# 00047199 Fee: \$2,964.00 Cons: \$650,000.00

## Metropolitan Title Co., LLC Worcester, MA mettitleco@gmail.com

## **QUITCLAIM DEED**

12 Lancaster County Road, LLC, a Massachusetts limited liability company with a place of business at 43 Delaney Road, Stow, Massachusetts 01775

for consideration paid and in full consideration of Six Hundred Fifty Thousand and 00/100 (\$650,000.00) Dollars,

grants to Phoenix-Durango LLC, a Massachusetts limited liability company with a principal address at 345 Main Street, Northborough, Massachusetts 01532

#### with Quitclaim Covenants,

the land in Harvard, Massachusetts, with the buildings thereon, situated on the northerly side of Route 110, bounded and described as follows:

Beginning at a point in the easterly side of Route 110, the northwesterly corner of the lot, at corner of land of Thomas J. Diab et ux;

Thence S 78° 48' 30" E by said Diab land and by a wall five hundred thirty-four and 03/100 (534.03) feet to a drill hole in the wall at land of Reggio;

Thence S 12° 10' 30" W by wall and by land of said Reggio two hundred five and 30/100 (205.30) feet to a drill hole in the end of the wall at the northerly side of Route 2;

Thence N 74° 22' 34" W by the northerly side of said Route 2 four hundred sixty-four and 62/100 (464.62) feet to a line bound;

Thence northwesterly and northerly on a curve to the right having a radius of the ninety-four and 24/100 (94.24) feet, a distance of one hundred sixty-six and 13/100 (166.13) feet to a line bound in the easterly side of Route 110;

Thence northwesterly on a curve to the right having a radius of six hundred eighty-one and 52/100 (681.52) feet, a distance of fifty-two and 68/100 (52.68) feet to the point of beginning.

Containing 2.27 acres, more or less.

Being the parcel of land shown on plan S. 720 by Charles A. Perkins Co., Civil Engineers, Clinton, Mass., entitled "Land in Harvard, Mass., surveyed for Thomas J. Diab, September 1956" said plan being recorded with the Worcester District Registry of Deeds, Plan Book 219, Plan 95.

Said premises are conveyed subject to restrictions and easements of record, if any there be, insofar as the same are now in force and applicable; and to the zoning laws and building laws of the Town of Harvard.

For title to Grantor, see deed dated December 30, 2013, recorded with said Deeds in Book 51910, Page 171.

12 Lancaster County Road, LLC is not taxed as a corporation in the current taxable year for federal income tax purposes.

(Signature Page to follow)

IN WITNESS WHEREOF, the said 12 LANCASTER ROAD, LLC, has caused its corporate seal to be affixed hereto and these presents to be signed, acknowledged and delivered in its name and behalf by Thampy Kurian, its Manager, hereto duly authorized this  $\underline{6 H}$  day of  $\underline{Apri}$ , 2021.

12 LANCASTER ROAD, LLC

By: Cortola Thampy Kurian, Manager

April 6 ,2021

#### COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Then personally appeared before me, the undersigned notary public, personally appeared Thampy Kurian, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose, as Manager of 12 LANCASTER ROAD, LLC as aforesaid

ustine E. Smith Latary Public Commission Expires: 05 - 31 - 2024

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Nbhd     Nbhd     Nohd     Assessive MeichBorHood     Tracing     Batch       1     NOTES     NOTES     NOTES     Batch     Batch       B219 P95     EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     NOTES     NOTES     B214       EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     NOTES     NOTES     B214       EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     NOTES     NOTES     B214       EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     NOTES     NOTES     B214       EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     NOTES     NOTES     B214       EVEL 4 RM APT 2 BDRM     MADUR     NOTES     B214       EVEL 4 RM APT 2 BDRM     MADUR     NOTES     B214       Commercial     1,000     Note     Date Comp     Comments       33     07-28-2022 CM     Commercial     1,000     REPLIAR WATER DAMAGE TO       33     07-28-2022 CM     Commercial     1,000     REPLIAR WATER DAMAGE TO       33     07-28-2022 CM     Commercial     1,000     REPLIAR WATER DAMAGE TO       33     07-28-2022 CM     Commercial     1,000     REPLIAR WATER DAMAGE TO       33     07-28-2022 CM     Commercial     1,000     REPLIAR WATER DAMAGE TO       33     07-28-2022 CM     Commercial     1,000     REPLIAR WATER DAMAGE TO <td></td> <td></td> <td>0.00</td> <td></td> <td></td> <td></td> <td>Appraised Bld</td> <td>łg. Value (Carc</td> <td>()</td> <td></td> <td>318,500</td>			0.00				Appraised Bld	łg. Value (Carc	()		318,500
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MOLES       B219 PG5       EVEL 4 RM APT 2 BDRM, 1BATH=33% OF       EVEL-FIRST LEVEL VAS 2 BUSJUTES3% OF       STELFIRST LEVEL VAS 2 BUSJUTES3% OF       BATHS 1 FULUE HALF PER PREV OWNER)       BATHS 1 FULUE HALF PER PREV OWNER)       BULLDING PERMIT RECORD       Commercial       100       100       100       100       100       100       100       100       100       100       100       100       100       100       100       11-15-2011       100       11-15-2011       1100       11-15-2011       1100       1100       111	-						Appraised Up Appraised Lar	nd Value (Bldg)	(6r		275,600
EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     EVEL 4 RM APT 2 BDRM, 1BATH=33% OF       EVEL 4 RM APT 2 BDRM, 1BATH=33% OF     EVEL+FIRST LEVEL 48 2 BGSUITES       • EVEL 4 RM APT 2 BDRM, 15 Har     EVEL 4 RM APT 2 BDRM       • BATHS 1 FULUE THAFE REPERDING     MOUNT       • BATHS 1 FULUE TARE     EVEL 4 RM APT 2 BDRM       • BATHS 1 FULUE TARE     EVEL 400 BDRM       • BATHS 1 FULUE TARE     BULLDING PERMIT RECORD       rild     Issue Date     Type       07-28-2022     CM     Amount       07-28-2022     CM     Commercial       12-31-2012     CM     Commercial       12-31-2012     CM     Commercial       07-28-2022     CM     Commercial       12-31-2012     CM     Commercial       07-28-2021     REPLANAGE TO       08-08-2011     RE     Commercial       12-31-2012     CM     CM       08-08-2011     RE     Renovation       0.00-08-2011     RE     Renovation       08-08-2011     RE     Renovation       08-08-2011     RE     Renovation       08-08-2011     RE     Renovation       08-08-2011     RE     Land Type       08-08-2011     RE     Land Units       08-08-2011     RE     Land Units       08	21 AN R219 P95		NULES				Special Land	Value			0
BUILDING PERMIT RECORD         RUILDING PERMIT RECORD       BUILDING PERMIT RECORD         33       07-28-2022       CM       Commercial       223,000       100       REPAIR WATER DAMAGE TO         33       12-31-2012       CM       Commercial       1,000       100       REPAIR WATER DAMAGE TO         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES/INT RENOV/BUL         08-08-2011       RE       Land Units       Unit Price       1.00 <td< td=""><td>EVID LEVEL 4 RM APT 2 BDRM, 1BATH=33% IST LEVEL-FIRST LEVEL MAS 2 BUS BUT OTAL BATHS 1 FULL HALF PER PREV 0 -3-14</td><td>% OF ES MNIER</td><td></td><td></td><td><u>I</u><u></u></td><td></td><td>Total Appraise</td><td>hod Area</td><td></td><td></td><td>594,100 C</td></td<>	EVID LEVEL 4 RM APT 2 BDRM, 1BATH=33% IST LEVEL-FIRST LEVEL MAS 2 BUS BUT OTAL BATHS 1 FULL HALF PER PREV 0 -3-14	% OF ES MNIER			<u>I</u> <u></u>		Total Appraise	hod Area			594,100 C
BUILDING PERMIT RECORD       BUILDING PERMIT RECORD         it Id       Issue Date       Type       Description       Amount       Insp Date       % Comp       Date Comp       Comments         33       07-28-2022       CM       Commercial       1,000       100       REPAIR WATER DAMAGE TO         33       12-31-2012       CM       Commercial       1,000       100       REPL SIGN POLES;NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES;NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES;NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       REPL SIGN POLES;NEW SIG         08-08-2011       RE       Renovation       4,200       11-15-2011       100       RESHINGLE/INT RENOV/BUL         08-08-2011       RE       Renovation       4,200       11-15-2011       100       RESHINGLE/INT RENOV/BUL         08-08-2011       RE       Renovation       4,200       11-15-2011       100       RESHINGLE/INT RENOV/BUL         08-08-2011       RE       Land Units       Unit Price       I.Eator       Site Index       Ond.			Ŋ			D	Total Apprais.	ed Parcel Valu	Ð		594,100
if Id     Issue Date     Type     Description     Amount     Insp Date     % Comp     Date Comp     Comments       33     07-28-2022     CM     Commercial     223,000     100     REPAIR WATER DAMAGE TO       33     07-28-2022     CM     Commercial     1,000     100     REPLICEN POLES;NEW SIG       08-08-2011     RE     Renovation     4,200     11-15-2011     100     RESHINGLE/INT RENOV/BUL       07-08-00-00     Description     Zone     Land Units     Unit Price     I. Factor     Site Index     Cond.     Nhd Adj       07-00-00-00     0.72727     P     1.00     GG     1.100     GG     1.100		BUILDIN	<b>G PERMIT RECC</b>	)RD			:	VISIT.	/CHANGE HISTOR	STORY	
Land Line     Land Line     VALUATION SECTION       Use Code     Description     Zone     Land Type     Land Units     Unit Price     I. Factor     Site Index     Cond.     Nbhd.     Nhbd Adj       0310     PRI COMM     C     Primary     1.500 AC     220,000.00     0.72727     P     1.00     GG     1.100	it Id Issue Date Type Cc 33 07-28-2022 CM Cc 12-31-2012 CM Cc 08-08-2011 RE Re	u	nt Insp Date (,000 ,200 11-15-2011 ,200 11-15-2011	Comp 100 100	Comp REPAIR	Comments WATER DAMAGE SN POLES;NEW 5 3LE/INT RENOV/B		P 문 것 모 공 영		Purpost/Result Cyclical Insp Maintenance/Buld Pemt Measur+1 Visit Cyclical Insp Cyclical Insp	Result ald Pemt
0310 PRI COMM C Primary 1.500 AC 220,000.00 0.72727 P 1.00 GG	Use Code Description Zone		Unit Price		ALUATION SE Cond. Nbhd.	CTION Nhbd Adj	Notes	Locati	Location Adjustment	Adj Unit Pric	Land Value
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Total Card Land Units         2.27         AC         Parcel Total Land Area:         2.27         AC	Total Card Lan	2.27			2.27					otal Land Value	275,600

State Use 0310 Print Date 12/21/2022 12:22:22		ŝ	28												A But of					12/13/2017	
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ID 8/ 41/ / /			Description Description PRI COMM OFFICE BLD MDL-94	L									ent	Cost to Cure Ovr Comment	Caradel Gr			 Lea			3,462
Map ID	STRUC		PRI COMM OFFICE BL	Two Family MDL-01 COST/MARKE1		ear Built	on Code	odeled on %	or Sol	%	poc	omment	ovr Dvr Comme	re Ovr Com	% Good	5	<u>}</u>	Floor Area   Fff Area	2,594 864 28		3,486
125008000410000	CON: Flement			4	RCN	Year Built Effective Year Built	Depreciation Code Remodel Rating	Year Remodele Depreciation %	External Obsol Trend Factor	Condition Condition %	Percent Good RCNLD	Dep % Ovr Dep Ovr Comment Miss Imp Ovr		Cost to Cu	Cond. Cd			Vrea	2,594 2,594 0		3,458
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Account #	ETAIL Description	s/Com s/Com	o u	is/Cmp	t W ood	зr	BLD		C SPLIT ame						CIB - COLECILING & TARD 11 EMS(L) cription / H-AB   Unite   Unite   Vr BI						Ttl Gross Liv / Lease Area
184 AYER RD	CTION DI	Multi Res/Com Commercial Average+	Vinyl Siding Gable/Hip	Asph/F Ġls/Cmp Drywall	Pine/Soft Wood Carpet	Propane Hot Water	None OFFICE BLD		HEAT/AC SPLIT Wood Frame	Average Plaster	Aveiage				HAB Units			 Description	shed		tl Gross Liv
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Property Location Vision ID 373	Element		Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure	Roof Cover Interior Wall 1 Interior Wall 2	Interior Floor 1 Interior Floor 2	Heating Fuel Heating Type	AC Type Bldg Use	Total Bedrms Total Bedrms Total Baths	Heat/AC Frame Type	Ceiling/Wall	Wall Height % Comn Wall	1st Floor Use:			Desc			 je je	2		-
Prop. Visio		Stories:	Cccu Exteri Exteri Roof	Roof Interic	Interic	Heatir Heatir	Bldg Use	Total I Total I	Heat/AC Frame T	Ceilin	Wall F	1st FI			Code			Code	BAS FUS WDK		