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## **Board of Assessors Meeting for October 5, 2023 Agenda**

**A meeting of the Board of Assessors is scheduled for Thursday, October 5, 2023 at 9:00AM  
At the Nashua City Hall, 3<sup>rd</sup> Floor Auditorium, 229 Main Street, Nashua, NH 03060.**

**This meeting will also be broadcast on Comcast Channel 16.**

**If anybody has a problem accessing the meeting or Channel 16, please call 603-589-3026 and they will help you connect.**

- **Eleventh Meeting of 2023.**
- **Motion:**
  - **To approve minutes of the Public and Non-Public sessions of The Board of Assessors Meeting of Thursday, August 17, 2023**
- **Old Business:**
  - **None**
- **New Business Items:**
  - **Greg Turgiss – Administrative Abatements**
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**
- **Signature Items**



**The Public Minutes of the Board of Assessors  
Meeting of August 17th, 2023**

A meeting of the Board of Assessors was held on Thursday, August 17th, 2023 in the 3<sup>rd</sup> Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Chairman Robert Earley.

**Members Present:**

Robert Earley, Paul R Bergeron & Jay Minkarah

**Assessing Staff Present:**

Jessica Marchant, Greg Turgiss, Jennifer Zins, Kade Yankowski

**Other City of Nashua Staff Present:**

Stephen Whalen – Vision Government Solutions

**Chairman Robert Earley**

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, August 17, 2023. Let the record show that present from the Board are Paul Bergeron, Jay Minkarah and myself, Robert Earley.

**MOTION BY** Paul Bergeron to waive the reading of the Public minutes from the Board of Assessors meeting held on Thursday, August 3, 2023, accept them and place them on file.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

**MOTION BY** Paul Bergeron to waive the reading of the Non-Public minutes from the Board of Assessors meeting held on Thursday, August 3, 2023, accept them and place them on file.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

**COMMUNICATIONS:**

Jennifer Zins presented communication items as follows:

- Department Update – Thanked the Assessors for their hard work on the abatements, having only 2 assessors we have only 45 out of 300 abatements unable to be reviewed prior to the Sept 1<sup>st</sup> appeal deadline.
- Mr. Bergeron's last meeting is today, the staff would like to thank him for his service.

Greg Turgiss presented communication items as follows:

- Thanked Mr. Bergeron for her 4 years of service.
- Thanked the admin staff, Kade, Chey, Sarah, and Jen for helping the assessors through the abatement review.
- Thanked Vision Government Solutions for their assistance through the abatement process.

**APPOINTMENTS:**

- None

**OLD BUSINESS:**

- **Greg Turgiss presenting Old Business**

Provided an update regarding mass appraisal versus individual appraisals brought on by a question from the public from the previous meeting. Written response was provided to the Board of Assessors.

Mr. Bergeron noted the explanation was well written and well explained. He read the memo into the record. It is also in the public packet for this meeting.

**NEW BUSINESS:**

- **Greg Turgiss presenting Abatements**

22 King St: This is a 1792 square foot colonial style home built in 2007. The home is in average condition and has been well maintained with moderate updates over the years. There was no deferred maintenance issue noted. Owner did supply some comparable properties however they were not used in this analysis due to them being considerably older home (early 1900 to her 2007 built home) or they were 2 family homes compared to her single-family home.

**MOTION BY** Paul Bergeron to approve the abatement for 22 King St.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

3-5 Stark St: This is a 3,464 square foot two family structure. The property owner stated there is incorrect data on the property record card and they are the highest assessed two family in the area. The data corrections have been (# of rooms from 18 to 12, # of bedrooms from 10 to 6 and # of baths rooms from 3 to 2) made resulting in a lower assessment. The property owner did not supply an opinion of value or any supporting evidence that the assessment is incorrect.

**MOTION BY** Paul Bergeron to approve the abatement for 3-5 Stark St.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

L East Dunstable Rd: This is a vacant lot of land on East Dunstable road near the intersection of Robinson Rd. and Lund Rd. The property was listed as potentially developable. The property is zone RA (A-Urban Residence), after reviewing the zoning requirements for (RA) the minimum square footage, as well as frontage requirements, and other setbacks, the property would need to go through multiple variances to be potentially developable. As of present there is also no curb cut for the lot and would be unlikely to be granted one due to the location and proximity to the busy intersection. Land coding corrected to undevelopable land resulting in a lower assessment.

**MOTION BY** Paul Bergeron to approve the abatement for L East Dunstable Rd.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

- **Jessica Marchant presenting Abatements**

 26 Marian Ln: After reapplying the wetlands land factor which had previously been in place, an abatement is warranted.

**MOTION BY** Paul Bergeron to approve the abatement for 26 Marian Ln.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

18 Carson Cir: After making data corrections to the property identified by the applicant, an abatement is warranted.

**MOTION BY** Paul Bergeron to approve the abatement for 18 Carson Cir.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

7 Chaucer Rd: After comparing this property to similar properties, an abatement is recommended due to a data correction.

**MOTION BY** Paul Bergeron to approve the abatement for 7 Chaucer Rd.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

31 Greenwood Dr: After comparing this property to similar properties which sold, an abatement is not warranted.

 **MOTION BY** Paul Bergeron to deny the abatement for 31 Greenwood Dr.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

95 Parnell Pl: After comparing this property to similar properties which sold, an abatement is warranted.

**MOTION BY** Paul Bergeron to approve the abatement for 95 Parnell Pl.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

6 Smithfield Ter: After making a data correction and comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 6 Smithfield Ter.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

114 Concord St: After comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 114 Concord St.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**



715 West Hollis St: After comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 715 West Hollis St.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

31 Ferry Rd: After comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 31 Ferry Rd.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

1 Pilgrim Cir: After comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 1 Pilgrim Cir.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

27 Pilgrim Cir: After comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 27 Pilgrim Cir.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

6 Legacy Dr: After comparing this property to similar properties within the development, an abatement is recommended due to data corrections.

**MOTION BY** Paul Bergeron to approve the abatement for 6 Legacy Dr.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

8 Hassel Brook Rd: After comparing this property to two similar properties which sold, a non-sale comp provided by the applicant, and a sale on the street which is entirely in the flood plain, no abatement is warranted.

**MOTION BY** Paul Bergeron to deny the abatement for 8 Hassel Brook Rd.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

25 New Hampshire Ave: After comparing this property to similar properties which sold, an abatement is recommended.

**MOTION BY** Paul Bergeron to approve the abatement for 25 New Hampshire Ave.  
**SECONDED BY** Jay Minkarah  
**VOTE: All in favor**

- **Vision Government Solution Representative Stephen Whalen presenting Abatements**

 8 Spalding St U-25: Mr. Whalen presented the commercial abatement

**MOTION BY** Jay Minkarah to approve the abatement for 38 Spalding St U-25.

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

319 East Dunstable Rd: Mr. Whalen presented the commercial abatement

**MOTION BY** Paul Bergeron to approve the abatement for 319 East Dunstable Rd.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

169 Daniel Webster Hwy: Mr. Whalen presented the commercial abatement

**MOTION BY** Paul Bergeron to approve the abatement for 169 Daniel Webster Hwy.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

161 Kinsley St: Mr. Whalen presented the commercial abatement

**MOTION BY** Paul Bergeron to approve the abatement for 161 Kinsley St.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

 310 Daniel Webster Hwy: Mr. Whalen presented the commercial abatement

**MOTION BY** Paul Bergeron to approve the abatement for 310 Daniel Webster Hwy.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

22 Concord St: Mr. Whalen presented the commercial abatement

**MOTION BY** Jay Minkarah to approve the abatement for 22 Concord St.

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

114 Perimeter Rd: Mr. Whalen presented the commercial abatement

**MOTION BY** Paul Bergeron to approve the abatement for 114 Perimeter Rd.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

**PUBLIC COMMENT:**

None



**COMMENTS BY BOARD MEMBERS:**

Mr. Bergeron – Noted he has been on the board for 4 years, he thanked Board members Bob, Jay, and Dan. He commended the staff for their work on full city-wide revaluation during a pandemic while understaffed. He has enjoyed his time on the Board of Assessors.

**MOTION BY** Paul Bergeron to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II (C). Second, under 91-A:3, II (L), for the “consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.”

**SECONDED BY** Jay Minkarah

**VOTE:**

**Mr. Bergeron** – Yes

**Mr. Minkarah** - Yes

**Mr. Earley** - Yes

The Board entered Non-Public session at 9:42 AM

The Board resumed Public session at 9:46 AM

**MOTION BY** Paul Bergeron to seal the minutes of the Non-Public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective.

**SECONDED BY** Jay Minkarah

**VOTE:**

**All in favor**

**MOTION BY** Paul Bergeron to release the Non-Public minutes of August 3rd, 2023 as amended.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

**MOTION BY** Paul Bergeron to adjourn.

**SECONDED BY** Jay Minkarah

**VOTE: All in favor**

The board adjourned at 9:48 AM

Respectfully submitted,  
Kade Yankowski



# THE CITY OF NASHUA

*Administrative Services Division*

*Assessing Department*

*"The Gate City"*

## **Public Items to be presented by Greg Turgiss**

A meeting of the Board of Assessors is scheduled for Thursday October 5, 2023 at 9:00AM at City Hall 229 Main St. in the Auditorium.

- 1. Abatement for the property located at 6 Greatstone Dr. Acct# 30984**
  - a. City's Recommendation- Approval**
  - b. Motion: To approve the Abatement for the property located at 6 Greatstone Dr.**
  - c. Motion: To deny the Abatement for the property located at 6 Greatstone Dr.**





# THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

## Administrative Abatement

To: City of Nashua – Board of Assessors  
From: Greg Turgiss, Assessor  
Date: September 27, 2023  
Re: Abatement Requests – Manufactured Home Removal

Comments:

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This is manufactured housing that has been vacant since the owner passed in 2021. The home is in very poor condition and will be removed and replaced with a new home.

Property ID: H-31-1636-6

Property Location: 6 Greatstone Dr.

Abatement: \$2,642.96

Reason: Manufactured Housing Removal

Total amount of abatement

\$2,642.96

Abatement Request: GRANTED

Date: \_\_\_\_\_ Board of Assessor Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Board of Assessor Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Board of Assessor Signature: \_\_\_\_\_

# CITY of NASHUA, NH



## Real Estate Tax Statement

Parcel: 00030984  
 Location: 6 GREATSTONE DR THORNTON

Owner:  
 SIMONEAU, LUCILLE ESTATE OF  
 6 GREATSTONE DR  
 NASHUA NH 03063-1545

Status:  
 Square 0  
 Land Valuation: 0  
 Building Valuation: 92,300  
 Exemptions: 0  
 Taxable Valuation: 92,300  
 Interest Per Diem: 0.86

Legal Description:  
 6 GREATSTONE DR THORNTON

Deed Date: Book/Page: 7481/916 Interest Date: 10/05/2023

Year	Type	Bill
2023	RE-R	13338

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	PROP TAX	833.93	833.93	16.82	850.75
		833.93	833.93	16.82	850.75
<b>Year Totals</b>		<b>833.93</b>	<b>833.93</b>	<b>16.82</b>	<b>850.75</b>

Year	Type	Bill
2022	TL-R	418

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	PROP TAX	1,667.86	1,667.86	102.36	1,770.22
	CERT FEE	21.00	21.00	1.29	22.29
	LIEN-EXFEE	19.00	19.00	1.17	20.17
	PROP INT	62.17	62.17	3.82	65.99
	REDEMPTION	39.00	39.00	0.00	39.00
		1,809.03	1,809.03	108.64	1,917.67
<b>Year Totals</b>		<b>1,809.03</b>	<b>1,809.03</b>	<b>108.64</b>	<b>1,917.67</b>

<b>Grand Totals</b>		<b>2,642.96</b>	<b>2,642.96</b>	<b>125.46</b>	<b>2,768.42</b>
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\*\* End of Report - Generated by Patricia Barry \*\*



**Patriot**  
PROPERTIES INC.

User Account	
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GIS Coord 2	108232.16545433
Insp Date	05/20/2022
PRINT	
Date	9/8/2023
Time	2:01 pm

**TAX YEAR**  
2022

**USER DEFINED**

PriorID1a	
Nashua PID	H-31
Plan #	
PriorID1b	
PriorID2b	
PriorID3b	6
Code Date	
Code Status	
Nashua Ward	2
Assessor Map	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
1031	91,200	1,100	0.00	0	92,300	92,300	Year End Roll for 2021	11/15/2022
							System Roll for 2021	11/15/2021
							Year End Roll	11/12/2020
							Year End Roll	03/04/2020
							Corrects for Assessor	01/09/2019
							Year End Roll	11/06/2017
							Year End Roll	11/06/2015
							Roll	10/06/2015
							Year End	10/28/2013

**PREVIOUS ASSESSMENTS**

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
1031	91,200	1,100	0.00	0	92,300	92,300	Year End Roll for 2021	11/15/2022
							System Roll for 2021	11/15/2021
							Year End Roll	11/12/2020
							Year End Roll	03/04/2020
							Corrects for Assessor	01/09/2019
							Year End Roll	11/06/2017
							Year End Roll	11/06/2015
							Roll	10/06/2015
							Year End	10/28/2013

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MCCUTCHEON, LORRAINE &	7481-916	W	06/16/2005	53,533	No		Q	
MCCUTCHEON, LORRAINE	6804-2522	W	03/27/2002	0	No		A	MANUFACTURED HOUSING
GAMACHE, DONALD & CLAIRE TH	6459-2455	W	07/24/2001	36,533	No			MANUFACTURED HOUSING
	5147-1702		11/06/1989	62,000	No			

**BUILDING PERMITS**

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
02/08/2012	201200212	MECHANICAL C		03/05/2012	C		
04/20/1990	199446069	Addition	500	04/20/1990	C		

**ACTIVITIES**

Date	Result	By
05/20/2022	Field Review	Sandra Schmul
05/07/2020	Meas+1/Visit	Justyn Ainswor
08/07/2018	Field Review	Doug R-KRT
06/21/2002	Sales Insp	Wynta Whitche
11/13/2001	SI mea&list	Wynta Whitche
09/29/1999	Data Ver NOE	Gary Turgiss
09/24/1999	Data Ver NOE	Gary Turgiss

**PROPERTY LOCATION**

6 GREATSTONE DR, Unit THORNTON  
NASHUA, NH

**OWNERSHIP**

SIMONEAU, LUCILLE ESTATE OF  
6 GREATSTONE DR  
NASHUA, NH 03063-1545

**PREVIOUS OWNER**

MCCUTCHEON, LORRAINE &  
EARLENE N DAVIS  
160 CONCORD ST APT 86  
NASHUA, NH 03064-1545

**NARRATIVE DESCRIPTION**

This parcel contains 0.00000 SF of land mainly classified as MANU HOUSING It has 1 building(s) first built in 1978 with a total of 928 square feet. There are 1 living unit(s), 1 Bath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Desc	Amt	Comm	Intr Amt

**PROPERTY FACTORS**

Item Code	Item	Code	%
Util 1C - ALL	Dis 1	NASH	100.0
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1	R9	
F. Haz	Zone 2		
Tono	1 - LEVEL		
Street	1 - PAVED		
Traffic	3 - TYPICL		
Event			

**LAND SECTION**

LLUC Desc	Fl	# Units	Depth	U Type	L Type	Fl	Base V	Unit Prc	Adj Prc	NBC	Fl	Mod	Int 1	%	Int 2	%	Int 3	%	Anor	Alt LUC	%	Spec L V	Juris	L Ft	Assessed	Notes
1031 MANU HOUSING	1	0		SF	SITE	1	1.06		0	TV	0								0			0	16	1	0	
<b>Total AC/HI</b>		<b>0.0000</b>																								
<b>Total SF/SM</b>																										
<b>Total AC/HI</b>																										

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04/20/1990	199446069	Addition	500	04/20/1990	C		

**ACTIVITIES**

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 PROPERTIES INC

User Account	
GIS Coord 1	1024689.91723177
GIS Coord 2	108232.16545433
Insp Date	05/20/2022
PRINT	
Date	9/8/2023
Time	1:52 pm

TAX YEAR  
 2023

USER DEFINED	
PriorID1a	
Nashua PID	H-31
Plan #	
PriorID1b	
PriorID2b	
PriorID3b	6
Code Date	
Code Status	
Nashua Ward	2
Assessor Map	

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1031	0	0	0.00	0	0
Building Total	0	0	0.00	0	0
Parcel Total	0	0	0.00	0	0
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	Tot Val SF/Pcd		0.00

TX Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2022	FV	1031	91,200	1,100	0	0	92,300	92,300	Year End Roll 2022	11/15/2022
2021	FV	1031	33,100	1,200	0	0	34,300	34,300	System Roll for 2021	11/15/2021
2020	FV	1031	33,100	1,200	0	0	34,300	34,300	Year End Roll	11/12/2020
2019	FV	1031	33,100	1,200	0	0	34,300	34,300	Year End Roll	03/04/2020
2018	PATR	1031	33,100	1,200	0	0	34,300	34,300	Corrects for Assessor	01/09/2019
2017	FV	1031	37,600	400	0	0	38,000	38,000	Year End Roll	11/06/2017
2016	FV	1031	37,600	400	0	0	38,000	38,000	Year End Roll	11/06/2016
2015	FV	1031	37,600	400	0	0	38,000	38,000	Roll	11/06/2015
2014	FV	1031	37,600	400	0	0	38,000	38,000	Year End	10/06/2015
2013	FV	1031	37,600	400	0	0	38,000	38,000	Year End	10/28/2013

**PREVIOUS ASSESSMENTS**

**SALES INFORMATION**

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**BUILDING PERMITS**

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**IN PROCESS APPRAISAL SUMMARY**

**PREVIOUS ASSESSMENTS**

**SALES INFORMATION**

**BUILDING PERMITS**

**PROPERTY LOCATION**

**OWNERSHIP**

**NARRATIVE DESCRIPTION**

**OTHER ASSESSMENTS**

**PROPERTY FACTORS**

**LAND SECTION**

**ACTIVITIES**

**ACTIVITIES**

**PROPERTY LOCATION**

**OWNERSHIP**

**NARRATIVE DESCRIPTION**

**OTHER ASSESSMENTS**

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**PROPERTY LOCATION**

**OWNERSHIP**

**NARRATIVE DESCRIPTION**

**OTHER ASSESSMENTS**

**PROPERTY FACTORS**

**LAND SECTION**

**ACTIVITIES**

**ACTIVITIES**

LUC Desc	FL	# Units	Depth	U. Type	L. Type	FL	Base V. Unit Prc	Adj Prc	NBC	Fl.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Fl	Assessed	Notes
1031 MANU HOUSING	1	0		SF	SITE	1	1.06	0	TV	0								0			0	16	1	0	
<b>Total AC/HIA</b>																			0					0	
<b>Total SF/SM</b>																								0	

**ACTIVITIES**

Date	Result	By
09/08/2023	Review	Greg Turjiss
05/20/2022	Field Review	Sandra Schmut
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09/24/1999	Data Ver NOE	Gary Turjiss

**ACTIVITIES**

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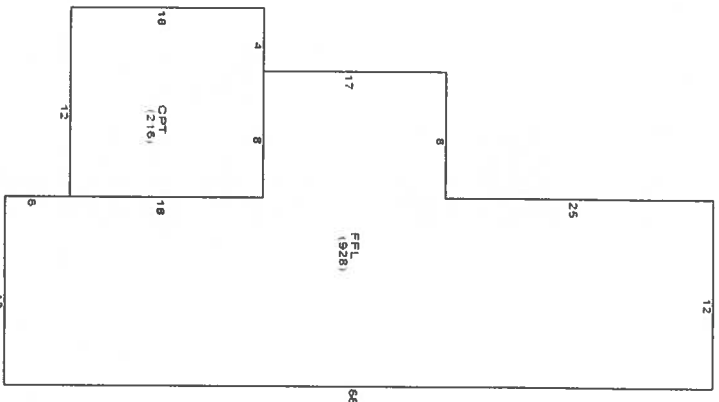
SPOKE WITH PARK MANAGEMENT HOME VACANT SINCE OWNERS PASSING. HOME IN VERY POOR CONDITION AND WILL BE REMOVED AND REPLACED WITH A NEW ONE GR 23 --- REMOVE SHD2 PER 2011 PHOTO 3/12/2011---2 UNIT AC/LBC W/ MRS GT99 ADDED 60SF LNT GT99 CHNGD 1925F SHD1 TO SHD2 CHNGD 17X8 FEP TO BAS GT NO SHOW FOR APPT 9/29/99 UNQUALIFIED SALE 2002 FAMILY SALE

Exterior Information		Bath Features		Depreciation	
Type	20 - MOBILE HOME	Full Bath	1	A - AVERAGE	Phys Con
Story Hght	1 - 1 STORY	Add Full	0		AV - Average
(Liv) Units	1	Total	0		Functional
Found	6 - SLAB EARTH	Add 3/4	0		Economic
Frame	1 - WOOD	1/2 Bath	0		Special
P Wall	3 - ALUMINUM	Add 1/2	0		OB - OBSRVD
Sec Wall		Other Fix	0		Overide
Roof Str	1 - GABLE	Other	0		Total 100%
Roof Cvr	9 - METAL-LOW	Other Features		Grade	C - AVG. (-)
Color	WHITE	Kitchens	1	A - AVERAGE	Year Bld
Interior Information		Add Kit	0		1978
Avg Ht / Ft		Condo Information		Alt LUC	Eff Yr
P. Int Wall	8 - PLYWD PANL	Location			
Sec Int Wall		Floor			
P. Floor	T - TYPICAL	% Ovm			
Sec Floor	4 - CARPET	Calc Ladder			
Bmt Floors		Base Rate	197.00	Depr %	100%
Electric	3 - TYPICAL	Size Adj	1.00000	Depr	202.703
Insulation	2 - TYPICAL	Con Adj	0.85738	Depr'd Total	0
Int Vs Ext		Adj Prc	\$ 168.90	Juris Ft.	1,0000
Heat Fuel	2 - GAS	Grade Ft.	0.90000	Spec. Features	\$ 0
Heat Type	1 - FORCED H/A	Other Feat	\$ 13,500	Final Total	\$ 0
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1,0000
Heated %	100	AC %		NBC Intf	1,2800
Soil HW %		CH Vac %		LUC Ft.	1,0000
Com Wall %		Sprink %		Adj Tot (resn)	202.703

Code	Desc	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	DIS	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
LNT	LEAN-TO	D	Y	1	6.00x10.00	A	AV	1992	7.00	T	30%	1	1	1	1	1	0
SHD3	METAL	D	Y	1	9.00x10.00	A	AV	1992	11.00	T	30%	1	1	1	1	1	0
<b>Building Totals</b>																	
<b>Parcel Totals</b>																	

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	928	928	928	928	168.90	156,739
CPT	CARPOR	216	216	0	0	19.53	4,218
<b>Building Totals</b>		1,144	1,144	928	928		160,958
<b>Parcel Totals</b>		1,144	1,144	928	928		160,958

Floor	No. Unit	Rooms	Btrms
U	1	4	2
<b>Bid Total</b>	1	4	2
<b>Prd Total</b>	1	4	2



Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

