

Town of Windham, Maine

Town Planner

Amanda Lessard

Dear Amanda,

I am submitting to you and the Planning Board's review my conceptual plan of a 17 lot subdivision located on 20 acres of land located on both sides of Overlook Road (off of Albion Road). The property has been owned by Mr. Ralph Weeks of Windham, Maine since December 3, 1956.

The property, located in the farm zone which requires a 50,000 square foot lot and 150 feet of frontage per lot.

Overlook Road is a Town maintained private road of 17 ft of width from Albion Road and widens to approximately 19 feet in width and going down to Highland Lake.

My intent is to widen Overlook road, install public water up the road to service all proposed lots, and to pave the road to private road standards.

There are some wetlands on the property as shown on the plan.

We also will be purchasing land from the abutter on the right corner of Albion Road and overlook (Mr. Harlow Sternberg) which will widen Overlook Road to 40 feet wide for the 1st 375 feet and the remaining road width will be 50 feet wide.

The Surveyors will be Wayne Wood & Company and Cornerpost Survey of Springvale, Maine. Engineering will be done by Attar Engineering of Eliot, Maine: a road contractor has not been chosen yet.

I have submitted all contracts, USGS map, medium intensity soil map, assessors map, assessors card, purchase and sale agreement, and copy of deed. Thank you, see you on the evening of March 27th at Planning Board.

Sincerely,

Paul C. Hollis

Project Name: WEEKS FARM

Tax Map: 10 Lot: 30

Estimated square footage of building(s):

If no buildings proposed, estimated square footage of total development/disturbance:

Contact Information

1. Applicant

Name: Great Lots of Maine

Mailing Address: 28 WEARE Rd SEABROOK, NH 03874

Telephone: 207-2160333 Fax:

E-mail: ptfollisland@gmail.com

2. Record owner of property

 (Check here if same as applicant)

Name: Ralph Weeks

Mailing Address: 178 HIGHLAND CLIFF ROAD WINDHAM, ME

Telephone:

Fax:

E-mail:

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name:

Company Name:

Mailing Address:

Telephone:

Fax:

E-mail:

Rae C. Fells (manager)

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Rae C. Fells manager 5/7/17

Signature

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form		
b.	Project Narrative		
	conditions of the site <i>wooded</i>		
	number of lots <i>17</i>		
	constraints/opportunities of site <i>20 Acres - w existing roads frontage</i>		
	Outline any of the following studies that will be completed at a future stage:		
	traffic study <i>?</i>		
	utility study <i>?</i>		
	market study <i>?</i>		
c.	Name, address, phone for record owner and applicant	<i>X</i>	
d.	Names and addresses of all consultants working on the project	<i>X</i>	
e.	Evidence of right, title, or interest in the property	<i>X</i>	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	<i>X</i>	
g.	Any anticipated waiver requests (Section 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?		
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?		
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	<i>X</i>	
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	<i>X</i>	
	Submit initialed form regarding additional fees, from applicant intro packet		
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale <i>Weeks farm</i>	<i>X</i>	
2	Boundary and lot lines of the subdivision	<i>X</i>	
3	Approximate location, width, and purpose of easements or restrictions <i>enclosed</i>	<i>X</i>	
4	Streets on and adjacent to the tract. <i>ALBION</i>		
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state). <i>public water on ALBION</i>	<i>X</i>	
6	Existing buildings, structures, or other improvements on the site	<i>N/A</i>	
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features. <i>on plan</i>		
8	If this subdivision involves 20 or more acres in the Farm Zone, or 10 or more acres in the Farm Residential Zone, submit both cluster and conventional subdivision plans	<i>N/A</i>	

PURCHASE AND SALE AGREEMENT – LAND and Road ONLY

November, 10, 2016 Effective Date

The use of days in this agreement refers to calendar days from the effective date.

1. **PARTIES:** This Agreement is made between Ralph W. Weeks who resides at 178 Highland Cliff Road, Windham Maine 04062 (hereinafter called the "seller"), and "Great Lots of Maine", a Maine limited liability Company of 28 Weare Road Seabrook, New Hampshire 03874, (hereinafter called the buyer)
2. **DESCRIPTION:** Subject to the terms and conditions hereinafter set forth. Seller agrees to sell and Buyer agrees to buy (all of the land and road that cuts thru the middle of the property known as Overlook Road identified as land remaining on Overlook Road and identified as the premises situated in the municipality of Windham, Maine, County of Cumberland State of Maine, land identified as **Town of Windham Assessors Lot MAP ID 10/30**, comprised of approximately 20 acres as calculated by the office of Daniel T. C. Lapoint of Durham Maine a MAINE LICENSED SURVEYOR (License number#1183) now deceased **consisting of land drawn on attached plans drawn and dated on 5/24/1989 (Exhibit A) and plan showing remaining land of SELLER dated August 2003 and recorded at the Cumberland County Registry of Deeds in PLAN BOOK 203 page 587 on October, 23, 2003 (Exhibit B) . Land is further identified by and is a part of the original deed of seller as recorded at the Cumberland County Registry of Deeds in BOOK 2331 Page 370 on December 03, 1956 . Purchase of property also includes all rights given to seller as it pertains to a certain easement deed given to seller from Milton R. Poore and Nancy P. Poore of Windham, Maine dated March 29, 1990. as shown in 'EASEMENT DEED' recorded at the Cumberland County Registry of Deeds on May 7, 1990. in Book 9163 page 340. To be transferred with the property to buyer at time of closing.**
3. **CONSIDERATION:** For such Deed and conveyance Buyer is to pay the sum **PRICE of \$ [REDACTED] or \$20,000.00 per approved lot (15 lots shown) as shown on a conceptual plan attached (Exhibit C) Refer to paragraph 20 (Further Conditions).**

This Purchase and Sale Agreement is subject to the following conditions:

4. **EARNEST MONEY/ACCEPTANCE:** This offer shall be valid until November 18, 2016, (date) AM 5 P.M. and. A non refundable Deposit of \$1,000.00 has been paid to seller . The remaining balance of monies due will be paid in two additional non refundable Deposits totaling \$9,000.00 and the remaining monies due seller will be paid at closing. Refer to paragraph 20 (Further Conditions).
5. **TITLE AND CLOSING:** A deed, conveying good and merchantable title for each municipally approved Lot in the subdivision and in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer **upon the Lot Sale..** All transactions shall be closed and Buyer shall pay the balance due SELLER and execute all necessary papers **on or before May 16, 2017**, (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
6. **DEED:** The property shall be conveyed by a WARRANTY Deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the property.
7. **POSSESSION:** Possession of premises shall be given to Buyer immediately at the continued current use of the property. closing unless otherwise agreed in writing.
8. **RISK OF LOSS:** Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.
9. **PRORATIONS:** The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) None . Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing. They shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained. This latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. **PROPERTY DISCLOSURE FORM/INSPECTIONS:** Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue Page 1 of 4 P&S Buyer Initials

Seller(s) Initials

R.W.W.

Buyer Initials

PCH.

11. FINANCING: N/A

12. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

NONE of _____ represents _____
Listing Agency Agency

NONE of _____ represents _____
Selling Agency Agenc

13. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation on accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then the party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

14. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies. Including, without limitation termination of this Agreement, and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

15. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

16. HEIRS/ASSIGNS: This agreement shall extend to and binding upon heirs, personal representatives, successors, and assigns of the Seller and of the Buyer.

17. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

18. ADDENDA: Yes x Explain: _____ No _____

19. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on page I of this Agreement The use of "by (date)" or "within N/A days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

Per

RWW

20. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors, and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the parties and their agents to receive a copy of the entire closing statement.

Agent makes no warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer.

	DAYS FOR	OBTAINED	TO BE PAID
CONTINGENCY	YES NO	COMPLETION	BY FOR BY
SURVEY			
Purpose: _____	x		
SOILS TEST			
Purpose: _____	x		
LOCAL PERMITS			
Purpose: _____	x		
HAZARDOUS WASTE REPORTS			
Purpose: _____	x		
SUB-DIVISION APPROVAL			
Purpose: _____	x		
DEP/LURC APPROVALS	x		
Purpose: Storm water management of Roadways			
ZONING VARIANCE			
Purpose: _____	N/A		
MDOT DRIVEWAY/ ENTRANCE PERMIT			
Purpose: _____	N/A		
OTHER			
Purpose: _____	Building Permits are the Responsibility of buyer or his representative		

Further specifications regarding any of the above:

See Conditions

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement. Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above this contingency is waived. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion s to the condition of the property.

PCH

21. OTHER CONDITIONS

A copy of this Agreement is to be received by Buyer and Seller and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine. (PCH) RWW

Seller will give buyer until date of closing to receive all State, and local approvals to record a subdivision of property of no less than 15 lots as shown on conceptual plan as shown on attached Exhibit C.... and buyer will pay all expenses associated with all approvals and expenses to improve property.

All Deposits are Non Refundable up to date of closing for said property . Deposits are only refundable if seller can't deliver a clean and Marketable deed for property to buyer on or before closing date.

Buyer will be allowed to bring his professionals , surveyor, engineer, and wetlands scientist to delineate wetlands and do test pits on each proposed lot, on land to perform all work necessary to present and receive approvals from Town of Windham for proposed Subdivision.. Buyer will restore land to its original state upon any minor or any disturbance to the land.

Paul Hallis (Manager)
BUYER

SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing Address is 28 Weare Road , Seabrook, N.H. 03874.

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms, and conditions set forth: _____

Signed this November 10, 2016

Ralph W. Walker
SELLER

005-32-0083
SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is 178 Highland Cliff Road , Windham, Maine 04062

Offer reviewed and refused on _____, 2016. _____
SELLER

EXTENSION: The time for the performance of this Agreement is extended until JULY 30th, 2017
DATE

Paul Hallis (Great Lots of Maine LLC)
Manager

Ralph W Walker 3-02-2017

Ray
Yarum

8 River Road
Buxton, Me.
04093

10.30

2331/370

Leighton
to
Weeks

War

(100)

Know all Men by these Presents,

That Melvin Leighton of Windham in the County of Cumberland and State of Maine.

in consideration of One Dollar and other valuable considerations

paid by Ralph W. Weeks of Windham in the County of Cumberland and State of Maine.

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Ralph W. Weeks his heirs and assigns forever.
a certain lot or parcel of land situated in the Town of Windham in the County of Cumberland and State of Maine, it being a portion of Lot # 17, in the second division of hundred acre lots, and is bounded and described as follows, to wit: Northerly by land formerly owned by Ebenezer Dolly, now of Abram Meekins; Easterly by land of George Dolly; Southerly by land now or formerly owned by Moses and Charles Anthoine; Westerly by land formerly owned by Ebenezer Dolly and Timothy Dolly, now of heirs of Charles E. Anthoine; Being the same premises conveyed to Alice M. Pride by Ferdinand Sawyer by his warranty deed dated September 18, 1905, and recorded in the Cumberland County Registry of Deeds in Book 773, Page 288.
Also the same premises conveyed to Melvin Leighton by Alice M. Pride by Warranty Deed dated April 12, 1926 and recorded in the Cumberland County Registry of Deeds in Book 1226 at Page 434.

On ~~have~~ and in ~~hold~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

371

Ralph W. Weeks his

heirs and assigns, to ~~them~~ and their use and behoof forever.

And do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Melvin Leighton

and Edna J. Leighton

wife of the said Melvin Leighton

Joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto ~~set~~^{her} hand and seal this third day of December in the year of our Lord one thousand nine hundred and fifty six.

Signed, Sealed and Delivered

in presence of

Carl A. Magnuson
for both

Melvin Leighton
Edna J. Leighton

State of Maine,
Cumberland

December 3, 1956

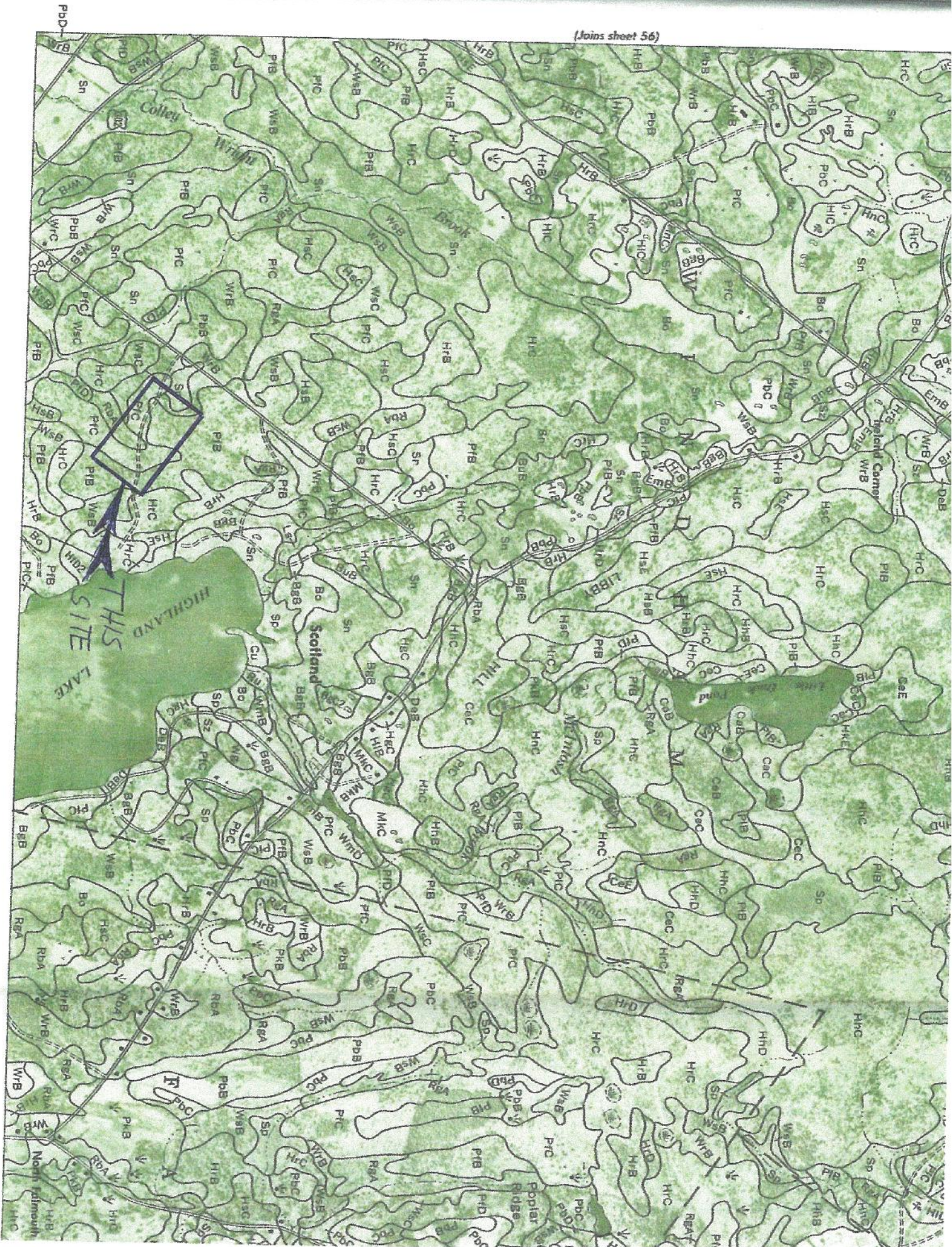
19

Personally appeared the above named

Melvin Leighton

and acknowledged the above





**CONTRACT FOR PURCHASE AND
SALE OF REAL ESTATE**

Agreement entered into this 23 day of January, 2017, by and between Albion Road, LLC, with a mailing address of _____ ("Seller") and Great Lots of Maine LLC, with mailing address of 28 Weare Road, Seabrook, NH 03874 ("Buyer").

1. **PREMISES:** Seller agrees to sell and Buyer agrees to buy an easement over a strip of land the location of which is set forth on Exhibit A, attached hereto, being on the northwesterly boundary of Seller's premises (Bk. 31893, Pg. 24). Said easement shall be forty feet wide, shall run from Albion Road to property now or formerly of Weeks (Bk. 2331 Pg. 370) as set forth in Exhibit A attached hereto (the "Plan"). This new easement will overlap with the existing 16' wide easement that currently benefits Buyer's Premises. Said easement shall permit all things as would be permitted on a public road, except any utilities shall be underground. The traveled way may be widened up to 25' in width. Buyer shall pave the traveled way.
2. **PURCHASE PRICE:** Buyer agrees to convey to Seller a portion of the Weeks parcel (which the Seller has under contract), approximately 18,000 square feet, as shown on the Plan. The conveyance shall be of sufficient size that Seller shall have adequate square footage to divide its land into two legal parcels as required by Town of Windham zoning ordinance. Buyer shall obtain subdivision approval to divide Seller's land into two lots as set forth on the Plan, at no cost to Seller. The owner of Seller's Lot 2, and its successors, shall be permitted to use Overlook Road for access, with no provision for maintenance contribution, and Buyer shall stub in for Lot 2, any utility service being installed. Neither of Seller's lots will be subject to subdivision covenants that may be adopted for Buyer's remaining premises. The easement described in Paragraph 1, and conveyance described in Paragraph 2, shall be drafted and agreed to by the parties within thirty (30) days of the date of this agreement.

DEPOSIT: \$ N/A, to be deposited with Seller, the receipt of which is hereby acknowledged by the Seller and which shall be credited, without interest, towards the purchase price at the time of closing.

b. **CASH AT CLOSING:** \$ N/A shall be paid in bank-wired immediately available funds, at time of closing.

3. **TITLE:** Each party shall convey the premises to the other at the closing by quit claim with covenant deed in fee simple with good and marketable title, subject to easements, privileges, restrictions, and agreements of record. If counsel for a party is of the opinion, given in good faith, that the title to the property is defective or is otherwise not free and clear of all encumbrances, or is not marketable, the closing shall be postponed for a reasonable period of time during which the conveying party shall take reasonable steps to remove of such defect or encumbrance at his own expense, to the reasonable satisfaction of counsel for receiving party. If the title proves defective and if the conveying party fails to remove such defect or encumbrance within thirty (30) days after notice from the

receiving party of the nature of the defect or encumbrance, the receiving party may, at its election, either: (i) close this transaction notwithstanding the existence of any such defect or encumbrance and without a deduction in the purchase price; or (ii) terminate this Agreement, in which event and the parties hereto shall thereafter have no further rights or obligations hereunder.

Objections to existing conditions to title must be made within thirty (30) days of the date of this Agreement or will be deemed to be waived.

4. **CLOSING:** The closing of this transaction shall take place within thirty (30) days of Buyer's final subdivision approval, but in no event later than December 31, 2017 at the offices of Buyer's lender, title company or attorney, located in Greater Portland unless the Seller and Buyer shall agree on a different time or place.

5. **ACCEPTANCE OF OFFER:** This offer to sell shall be open for 5 business days after delivery to the Buyer.

7. **BUYER'S CONTINGENCIES:** This Contract is subject to: NO contingencies other than good title per Paragraph 4.

8. **NOTICE OF CONTINGENCY FAILURE:** In the event that any condition is not satisfied by the deadline set for performance, then parties shall notify the other and this contract shall be terminated, in which event neither party shall have any further obligations hereunder.

9. **ADJUSTMENTS, PRORATIONS AND CLOSING COSTS:**

Real estate taxes shall not be prorated. Each party shall remain liable to timely pay real estate property taxes until they are reassessed.

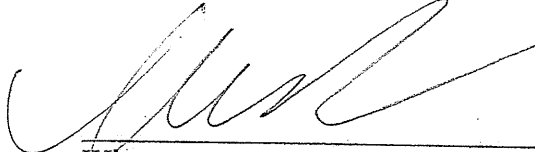
The Buyer and Seller shall each pay their respective shares of the Maine Real Estate Transfer Tax. Each party is responsibly to prepare their respective deed, the each party shall conduct the title examination for the premises being acquired.

11. **POSSESSION:** Each party shall deliver possession of premises to the other party free and clear of any tenancies or occupancies.

12. **RISK OF LOSS:** The risk of loss or damage to the property by any cause, or of a taking of all or any part of the property by eminent domain, prior to the closing, shall be on the respective party.


13. **CONDITION OF PREMISES:** Each party takes their respective premises **AS IS, WHERE IS, WITH ALL FAULTS** and without recourse. Neither party has made any

We hereby agree to purchase the above described property at the price and upon the terms and conditions above set forth.



Witness

Great Lots of Maine LLC




Paul Hollis,

We hereby agree to sell and deliver the above described property at the price and upon the terms and conditions above set forth.

Witness

Albion Road, LLC



Harlow Sternberg, Manager



CURRENT OWNER WEEKS RALPH W & WEEKS JEAN L 178 HIGHLAND CLIFF ROAD WINDHAM, ME 04062 Additional Owners:		TOPO. P PRIV		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT Code 1300 1320 Assessed Value 57,600 49,200 Appraised Value 57,600 49,200				3224 WINDHAM, ME					
SUPPLEMENTAL DATA Other ID: 016037000000 DEED NOTE: OLD ACCT # W0820R ADDR NOTE ZONE F DEED NOTES DEED NOTES GIS ID: 016037000000 DEED NOTE: NOTICES SUBDIV SUBD LOT #										ASSOC PID#				VISION					
RECORD OF OWNERSHIP WEEKS RALPH W &		BK-VOL/PAGE 2969/ 509		SALE DATE 09/11/1965		v/i		SALE PRICE V.C.		PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value 2016 1300 57,600 2015 1300 57,600 2014 1300 57,600 2016 1320 49,200 2015 1320 49,200 2014 1320 49,200				Total: 106,800					
EXEMPTIONS Year Type Description Amount Code Description Number Amount Comm. Int. Total:										OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Exemptions Adjustment: Net Total Appraised Parcel Value					
ASSESSING NEIGHBORHOOD NBHD/SUB F 200/A										Street Index Name		Tracing		Batch		NOTES			
BUILDING PERMIT RECORD Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments										VISIT/ CHANGE HISTORY Date Type IS ID Cd. Purpose/Result									
LAND LINE VALUATION SECTION B Use Code Description Zone D Front Depth Units Units Unit Price I. Factor S.A. Acre Disc. C. ST. Idx 1 1300 UNDEV LOT F 80,000 SF 56.16 AC 8,000.00 0.1368 5 1.0000 1.0000 1.00 001 1.00 001 0.80 1 1320 UNDEV AC										Special Pricing Spec Use Spec Calc VAC 190		Notes-Adj		S Adj Fact 0.90 1.00		Unit Price 0.72 876.00		Land Value 57,600 49,200	
Total Card Land Units: 58.00 AC										Parcel Total Land Area: 58 AC		Total Land Value: 106,800							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant				\\192.168.67.140\IMAGES\					
				MIXED USE								
				Code	Description	Percentage						
				1300	UNDEV LOT	100						
				COST/MARKET VALUATION								
				Adj. Base Rate: 0.00								
				Net Other Adj: 0								
				Replace Cost 0.00								
				AYB 0								
				EYB 0								
				Dep Code								
				Remodel Rating								
				Year Remodeled								
				Dep %								
				Functional Obslnc								
				External Obslnc								
				Cost Trend Factor 1								
				Condition								
				% Complete								
				Overall % Cond								
				Apprais Val								
				Dep % Ovr 0								
				Dep Ovr Comment								
				Misc Imp Ovr 00								
				Misc Imp Ovr Comment								
				Cost to Cure Ovr 0								
				Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value						
Tot. Gross Living Area:												

No Photo On Record