

**Town of Shutesbury
Community Preservation Committee**

FY 2025 Application for Community Preservation Funding

Submit 1 paper copy to:

Community Preservation Committee
Shutesbury Town Hall
P.O. Box 276
Shutesbury, Massachusetts 01072

Submit 1 electronic copy to:

cpc@shutesbury.org

Instructions to Applicant: *Please complete all sections as are relevant per the instructions in each question. If a particular section is not applicable, please note that. This application must be submitted to the CPC no later than February 6, 2025 for the project to be included in the warrant at the next Annual Town Meeting. Applicants must be prepared to appear before the CPC on Thursday, February 20 and Thursday, March 6 to answer questions about the application from the CPC. Applications are expected to be voted upon by the CPC on Thursday, March 20.*

Project Name: Historic Guideboard Restoration Project, Phase Two

Applicant Organization: Shutesbury Historical Commission

Address: 1 Cooleyville Road, Shutesbury, MA 01072

Contact Person: Matteo Pangallo

Phone: 413-687-0402

Email: shutesbury.pangallo@gmail.com

CPA Category: **YOU MUST CHECK A MINIMUM OF ONE CATEGORY**, but may identify more than one if applicable to your project.

- **Open Space** ☐
- **Historic Preservation** ☒
- **Community Housing** ☐
- **Recreation** ☐

Total Project Cost	CPA Funds Requested	Matching Contribution	Match Percent of total
\$7,468	\$6,482	\$986	13.2%

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

Assessor's Map Number	M-1	Assessor's Lot/Parcel Number	M-1
Deed Book Number		Deed Page Number	

Attach separate sheet if more than one lot/parcel/deed book/deed page number.

PROJECT DESCRIPTION:

- **All of the following sections MUST be completed.**
- Applications will be returned if all relevant requested information is not provided.
- Include supporting materials and exhibits as necessary.
- Please refer to Shutesbury's Community Preservation Plan in completing this application.

1. Describe the project.

The first phase of the historic Town Common guideboard rehabilitation work (see the FY22 approved CPA Grant Application "Historic Guideboard Restoration Project"), focusing on the lower structure and base of the object, is nearing completion by the specialists at the Williamstown Art Conservation Center (WACC). The second phase of the project will address the roof structure of the object. The reason the project was undertaken in two phases was because WACC needed to first evaluate the object in order to make its recommendations regarding the roof and the Historical Commission needed both that evaluation and more time to come to a determination about what form the roof of the object should take. The earliest documented evidence of the guideboard's appearance shows the structure with a shallow peaked roof with a flat cap (see photos 1 and 2). At some point in the 1950s, a wooden cupola with asphalt shingles was added to the roof (see photo 3). Later, the asphalt shingles were replaced with cedar shakes and lead flashing (see photo 4). It is possible the cupola was added because the original flat cap design produced significant problems with water damage over time. The second phase of the rehabilitation project will preserve the roof of the object using the cupola structure. The work will be completed by WACC (see option A in the attached proposal), drawing on advice from wood scientist Steve Smulski (see attached letter), and will involve the following:

- Remove the current roof.
- Add new framing using dimensional lumber (pine/fir)
- Reframe cupola – confirm materials for fitting cupola top with metal flashing (or shingles)
- Cover framing with sheathing (7/16").
- Wrap sheathing in roofing felt membrane, and then Cedar Breather breathable underlayment.
- Add new trim around roof deck.
- Fasten shingles (Red Western Cedar) to roof using stainless steel nails.
- Paint cupola and trim to match rest of guideboard

This phase also includes the cost of archival photography of the object and the rehabilitation work.

2. Goals:

- a. What are the goals of the proposed project?

This project's goals are to preserve the historic Town Common guideboard conforming to a roof configuration that has historical value and reduce the frequency of costly maintenance to the object by protecting it from damage caused by rain.

b. Who will benefit and why?

The Town of Shutesbury will benefit by having the guideboard restored to its original profile and having a significant, fragile, and irreplaceable historic resource protected from rain damage. This protection may also reduce the frequency and thus the cost of future maintenance of the guideboard, benefiting the Town's taxpayers. The community and public will benefit by enjoying this historic structure as a mainstay of the Town Common. Preventing unsightly damage to the wood of the guideboard will improve the overall look of the Town Common while maintaining the unique historic flavor of this parcel of land and its surrounding buildings.

a. How will success be measured?

Success will be measured by the rehabilitation of the roof portion of the guideboard and, going forward, a reduced frequency to the need to repair and restore the guideboard, particularly the roof.

5. **Community Preservation Committee Criteria**

a. How does the project fulfill the General and Specific Evaluation Criteria (see the Shutesbury Community Preservation Plan, pages 10–12)?

Satisfies the objective of preservation of an historic resource. General Criteria met: a (requires immediate attention), c (serves multiple community needs and populations), d (helps with the preservation of town owned assets), f (have other sources of funding and a payment schedule), i (financially and administratively feasible), j (have community support), k (provide a positive impact to the community), l (have support from Shutesbury town board(s) or committee(s), m (have no or limited detrimental impact on the environment or natural resources). Specific Criteria: a (historical/cultural significance to the Town), b (protect...historic building [and] objects), d (historic resource can be maintained for continued public benefit), e (potential loss or destruction of the resource if proposed action is not taken), f (protect...Town-owned...resources of historical significance), g (protect...the historic function of a property).

6. **Community Need**

a. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, Community Plan, etc.)

The FY2025 Community Preservation Plan notes that the Town's historic structures are non-renewable resources that enhance the quality of everyday life in Shutesbury. Historic sites prioritized for protection in that Plan include the Town Common and related structures. The Shutesbury Master Plan also includes recommendations for the Town Common and its associated structures to be submitted for designation on the National Register of Historic Places. The Open Space and Recreation Plan 7-Year Action Plan includes recommendations for NRHP nominations and ongoing efforts to preserve town-owned historic resources. Restoring and protecting the guideboard is entirely in keeping with the priorities established through these planning documents.

8. **Community Support**

a. What is the nature and level of support? Attach letters of support from any Town boards or community groups that have endorsed the project.

Grant application approved by unanimous vote of the Historical Commission.

9. Budget

Budget Summary

Total Project Cost	CPA Funds Requested	Other Funds Total	Other Funds: % of Total
\$7,468	\$6,482	\$986	13.2%

Budget Details (Please provide as much detail as possible and leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS	TOTAL
Personnel	\$6482		\$6482
Equipment			
Supplies			
Contractual			
Construction		\$986	\$986
Other			
TOTAL			\$7468

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering, or remodeling.

7. Other Funding

- a. Identify the amount of other (non-CPA) funds for this project. Sources include private, federal, state, or local government, or any other sources. Attach commitment letters from any organization providing a financial contribution.

Organization	Item	Amount	Type (cash, in-kind, etc.)
Shutesbury Historical Commission	Materials	\$986	Cash

- b. Are any Other Funds in-kind contributions? If yes, describe how the value of the in-kind contribution was derived. ("In-kind contributions" are a contribution of services or property, donated equipment, buildings or land, or donated supplies.)

No.

8. Timeline

- a. Provide a timeline for project implementation, including start and end dates for major tasks and project completion.

January 2025: Proposal received from Williamstown Art Conservation Center and preferred option determined by Historical Commission for communication to Select Board for approval
February 2025: CPA grant approved by CPC and Select Board approval for work
April 2025: CPA grant approved by Town Meeting and work on phase two commences
August 2025: Target for project completion and guideboard return to Town Common

9. Project Management

- a. Project Manager Contact Information (if other than the applicant)

Project manager name	Matteo Pangallo
Daytime Phone	413-687-0402
Evening Phone	413-687-0402
Email	shutesbury.pangallo@gmail.com

10. Maintenance (Please note IF NOT APPLICABLE TO YOUR PROJECT)

- a. If ongoing maintenance is required, who will be responsible for it?

The Historical Commission will be responsible for evaluating and pursuing future rehabilitation needs for the guideboard, with the approval of the Select Board. The Commission may also seek the advice and support of the Buildings Committee regarding maintenance of the object.

- b. How will it be funded?

Future CPA grant requests and requests for funding from the Historical Commission budget and the Buildings Committee budget.

Maintenance Budget

<i>Year one</i>	<i>Year two</i>	<i>Year three</i>	<i>Year four</i>	<i>Year five</i>
<i>\$ TBD</i>	<i>\$ TBD</i>	<i>\$ TBD</i>	<i>\$ TBD</i>	<i>\$ TBD</i>

11. Site Documentation

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option, or deed. If documentation is not available, please explain.

The Town of Shutesbury owns and has control over both the Town Common and the guideboard. The Historical Commission is requesting permission from the Select Board to move forward with this phase of the project as described in this application. Approval of the work by the Select Board will include authorization for the project to move forward.

12. Project Documentation

Attach any applicable engineering plans, architectural drawings, site plans, and any other relevant renderings.

13. Other Information

Attach any additional information that might benefit the CPC in consideration of this project.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.

_____ Signature of Authorized Representative	<u>May 13, 2025</u> Date
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Print name: Matteo Pangallo





Signs Of The Times



This sign stands in front of the lovely old church of the town of Salisbury. Most of the towns it lists are still in existence.



Shutesbury

Scott Mann Oct 1966.

Bory Man. 28 1953.



Williamstown Art Conservation Center, Inc.
227 South Street, Williamstown, MA 01267
413-458-5741 tel • 413-458-2314 fax

Proposal for Treatment

Artist: Date: 1/2/2025
Title: *Historic Guideboard* By: Christine Puza
Date: Peter Mahoney
Kind:
Size:

Owner: Shutesbury Historical Commission Lab # F-8223.3
74 Pratt Corner Road Accession #
Shutesbury, MA 01072



This proposal is for the Shutesbury town guideboard that is displayed in the town common and has historic value to the town and area. This is for phase two of the project, which will address the cedar shingle roof and cupola. The first phase of the project addressed the general condition of the guideboard and focused on surface consolidation as well as structural repairs.

The roof of the guideboard is hipped with a shallow pitch and is currently fitted with three tiers of wood shingles. Above this is a square cupola-like structure fitted with crown molding and pitched roof, currently fitted with metal sheeting that has been nailed onto the panels of the roof. The shingles are severely cupped, with several having broken. Many have been fastened in place with nails that protrude from the top of the shingles.

Two options for treatment are requested; A treatment that retains the look of the added cupola (added Ca. 1970s) and a second treatment that returns the roof to its original 1930's look (with no cupola).

Option A: Retaining cupola

- Remove the current roof.
- Add new framing using dimensional lumber (pine/fir)
- Reframe cupola – confirm materials for fitting cupola top with metal flashing (or shingles)
- Cover framing with sheathing (7/16”).
- Wrap sheathing in roofing felt membrane, and then Cedar Breather breathable underlayment.
- Add new trim around roof deck.
- Fasten shingles (Red Western Cedar) to roof using stainless steel nails.
- Paint cupola and trim to match rest of guideboard

Labor: 40 hours @ \$160 per hour	\$6,400.00
Materials:	\$968.00
Photography:	\$100.00

Total Treatment Costs: \$7,468.00

Williamstown Art Conservation Center, Inc.

227 South Street, Williamstown, MA 01267

413-458-5741 tel • 413-458-2314 fax

- Remove the current roof.
- Add new framing using dimensional lumber (pine/fir).
- Cover framing with sheathing (7/16").
- Wrap sheathing in roofing felt membrane, and then Cedar Breather breathable underlayment.
- Add new trim around roof deck.
- Fasten shingles (Red Western Cedar) to roof using stainless steel nails
- Paint trim to match the rest of guideboard

Labor: 30 hours @ \$160 per hour	\$4,800.00
Materials:	\$786.00
Photography:	\$100.00

Total Treatment Costs:	\$5,686.00
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To authorize treatment, please sign this form.

Rates are effective through 6/30/2025. Please see payment terms on the reverse.

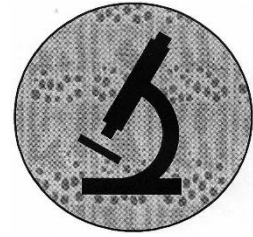
Conditions of Acceptance of Proposal for Treatment:

1. Authority: The Owner requests and authorizes the Williamstown Art Conservation Center, Inc. (the "Center") to perform the treatment of the object(s) described above in the manner and on the terms and conditions set forth in this "Examination and Proposal for Treatment" (the "Contract"). In addition to the treatment described in this Contract, the Center may also prepare transcripts of records of examination and treatment reports and opinions for the object(s) the Owner submits to the Center (the "Services").
2. Emergency Treatment: The Owner understands that treatment is subject to variables and unforeseen treatment needs. While the Center will endeavor to contact the Owner and obtain the Owner's permission before performing emergency treatment not otherwise set forth herein, there are some circumstances and occasions when the Center, in the process of performing the treatment described in this Contract, may deem it critical to perform additional treatment without delay to avoid or prevent damage to the object. The Owner hereby authorizes the Center, in its sole and absolute discretion, in those circumstances when it deems it critical to perform such additional treatment without delay, to perform such emergency treatment at the expense of the Owner.
3. Ownership: The Owner represents, warrants and certifies that the Owner is the lawful owner of the object(s) described on the reverse side of this Contract and has full authority to make this request for treatment from the Center and any subsequent work agreed to by the Owner on the terms and conditions hereof; or, if the undersigned is not the Owner, then the undersigned has been duly authorized by the Owner to enter into this agreement and is signing on behalf of the Owner ("Designee"), all as set forth on a separate Power of Attorney given by the Owner to its Designee, or on another document signed by the Owner and duly authenticated granting authority for the Center to perform the Services set forth on the reverse side of this Contract, all as satisfactory to the Center.
4. Assumption of Risk: The Owner understands that the treatment of art objects is subject to high risk and that the Center cannot predict or guarantee the success or effectiveness of any treatment, and the Owner specifically assumes any risk of loss or damage resulting from such treatments, unless such loss or damage was the result of the gross negligence or wanton and willful misconduct of the Center.
5. Liability: Release and Indemnity Provisions: The Owner agrees that neither the Center nor the Clark Art Institute, nor the High Museum of Art, their representatives, employees, servants, agents, officers, trustees, successors, and assigns, shall be liable or responsible for any losses, claims, causes of action, actions, suits of whatever nature, damages, judgments and expenses (including without limitation attorneys fees and expenses) relating to or arising out of the Services (including transcripts and records of examination, treatment, reports, and opinions), except in the event of the gross negligence, or wanton and willful misconduct of the Center. The Owner expressly releases, discharges and agrees to indemnify and hold harmless the Center and the Clark Art Institute, and their representatives, employees, servants, agents, trustees, officers, successors, and assigns from any and all losses, claims, causes of action, actions, suits of whatever nature, damages, judgments and expenses (including without limitation attorneys' fees and expenses) which may be related to or arise out of the Owner's objects or the Center's Services, except in the event of the gross negligence, or wanton and willful misconduct of the Center.
6. Limited Insurance: Owners must secure their own insurance coverage for the objects submitted to the Center, which shall include a waiver of subrogation. For objects in the Center's possession, insurance coverage is limited. If there is no agreed value set forth on the reverse side of this Contract by the Owner, then the Center's insurance coverage for the object(s) is limited to the cost of any restoration, including depreciation or replacement, but not exceeding the Center's available coverage then in effect. If there is an agreed value set forth, then that value will form the basis of the valuation for insurance coverage purposes.
7. Transport: Delivery of objects to the Center and return of objects to the Owner shall be arranged by Owner and shall be at the sole expense and risk of Owner.
8. Use Limitation: Transcripts, Reports and Opinions: The Owner hereby grants permission for the records of examination and treatment to be used by the Center for educational and scholarly purposes, but for no other purposes. If the owner wishes additional copies of such records then will be furnished on request, but at the Owner's sole expense.
9. Release: Objects will be released only to the Owner; or its Designee.
10. Special Conditions: In the event of danger arising from natural disturbances, or as a result of prevailing conditions including a threat for military violence, the Center, for the objects listed on the face of this Contract will be free to determine the course to be followed for these objects and storing them, and any such determination will be final and will not subject the Center, the Clark Art Institute, or their agents, officers, trustees, or employees to any liability whatsoever.
11. Successor Provisions: The provisions of this Contract are binding upon the Owner, its Designee, its legal representatives, successors, and assigns.
12. Unclaimed Objects: These items are receipted pursuant to the provisions of sections thirty-one B and thirty-one F of chapter two hundred and fifty-five of the General Laws and must be claimed within one year of such receipt or such items may then be subject to sale.
13. Applicable Law: This agreement will be construed in accordance with Massachusetts Law and may only be changed or amended by the written agreement of both parties. If any one or more provision hereof is deemed invalid or unenforceable, then all other provisions will remain in full force and effect. Both parties hereby submit to the exclusive jurisdiction of the state and federal courts of the Commonwealth of Massachusetts in connection with any disputes arising hereunder.
14. Payment: Any and all invoices billed hereunder will be due and payable within thirty (30) days of the date of the invoice, and if not so paid, interest will accrue at the rate of 1½% per month until paid in full. If and to the extent that the Center proceeds to collection, then the Owner agrees to pay any and all of the Center's attorney's fees and any other costs or expenses of collection.

By: _____ Name: _____ Date: _____
Signature Print

October 11, 2024

Rita Farrell Co-Chair Shutesbury Selectboard
Town Hall
Shutesbury MA 01072



Re: Shutesbury guideboard conservation

Dear Rita:

On October 10, 2024, I met with conservator Peter Mahoney at the Williamstown Art Conservation Center, Williamstown, MA, to examine the Shutesbury guideboard and discuss its conservation. At present all loose paint has been removed from the guideboard and areas of rotted friable wood are being consolidated with epoxy.

The primary concern with the guideboard—cracking, alligatoring, and peeling paint—resulted from the gradual build-up of multiple layers of oil-based paint through repeated repaintings. Oil-based paints naturally continue to dry and shrink for decades after application and thus inevitably crack and peel from wood exposed to the weather. Once this occurs, the only remedy is to remove all loose paint to bare wood and repaint. The guideboard’s wooden components—a mix of original members (vertical side planks, most interior framing) and replacement members (skirtboard, decorative trim, shingles)—are in good to very good condition despite the presence of scattered locations of limited rot in some vertical side planks.

I explained to Peter that Shutesbury wants a “working” guideboard that will be reinstalled on the town common exposed to the weather as it has been for nearly a century.

I recommended what is considered the optimum paint system for wood exposed to the weather:

- *Paintable* (very important) water repellent applied to bare wood.
- Oil-base primer formulated with mildewcide and stain blocker.

- Minimum two topcoats of 100% acrylic latex paint formulated with mildewcide and stain blocker.

Depending on the actual local weather exposure, in New England this paint system will typically last 10 to 20 years.

As with all painted wood exposed to the weather, the conserved guideboard will require some maintenance. Peter and I discussed steps that can be taken to enhance the guideboard's ability to shed water and thus minimize, but not eliminate, required maintenance:

- Install a proper concrete foundation to which the guideboard can be secured, including a capillary break (typically metal flashing) that prevents soil moisture from migrating through the concrete and into the wooden base. Any wood added inside the guideboard to facilitate attachment to the foundation should be preservative-treated and rated for ground contact. A 1- to 2-inch gap should be left between the concrete and the bottom of the skirtboard to allow for water to drain out of the guideboard and for air to flow into and through the guideboard.
- Add beveled trim to the horizontal top edge of the skirtboard to promote water shedding. I recommend that trim be made from Lifespan® preservative-treated wood (knot-free plantation-grown Radiata pine) (www.lifespansolidselect.com). The entire volume of each stick of Lifespan® is impregnated with preservative so it can be machined to any shape without exposing untreated wood.
- Replace existing shingles with new clear, all heartwood, vertical grain western redcedar shingles. Liberally apply an oil-based penetrating, non-film-forming water repellent to the shingles after installation. I recommend installing the shingles over the plastic mesh Cedar Breather® which allows shingles to dry from below as well as from above to minimize warpage and splitting (www.benjaminobdyke.com).

- If the (non-original) roof cap is retained, replace the lead sheeting with the same shingles as used for the lower roof to unify the appearance.

I removed representative samples from the guidepost and identified the wood as:

Original vertical side plank 1	Eastern white pine (<i>Pinus strobus</i>)
Original vertical side plank 2	Eastern white pine (<i>Pinus strobus</i>)
Original internal framing	Eastern Hemlock (<i>Tsuga canadensis</i>)
Replacement skirtboard	Eastern white pine (<i>Pinus strobus</i>)

The wood species identification applies only to the individual members sampled; other species may have been used for other members. Neither Eastern white pine nor Eastern hemlock possesses significant natural resistance to rot. Preventing rot requires that the guideboard readily sheds water and dries out soon after getting wet through the use of water-shedding design details and the application and maintenance of the proper paint system.


Contact me with questions at your convenience.

Sincerely,



Stephen Smulski PhD
Consulting wood scientist
453 Wendell Road
Shutesbury MA 01072
413 259-1282
woodsci@crocker.com
www.woodsciencespecialists.com

CC: Peter Mahoney
Matteo Pangallo
Bert Fernandez
Henry Geddes
Shutesbury Historical Commission
Shutesbury Selectboard



Town of Shutesbury, MA

Find Property

Next >

Parcel # : M-1

Documents

Vision_Property_Card

CAI_Property_Card

PDF_Tax_Maps

Assessment

BuildingData

ID : 1560

PropertyAddress : WENDELL RD

PropertyStreet : WENDELL RD

MapSheet : M

OwnerName : TOWN OF SHUTESBURY

CoOwnerName :

OwnerAddress : 1 COOLEYVILLE ROAD

OwnerAddress2 : P O BOX 276

OwnerCity : SHUTESBURY

OwnerState : MA

OwnerZip : 01072

ParcelNumber : M-1

GisFullNumber : F_410706_2991166

CamaFullNumber : M-1

PID : 575

OWNER_NAME : TOWN OF SHUTESBURY

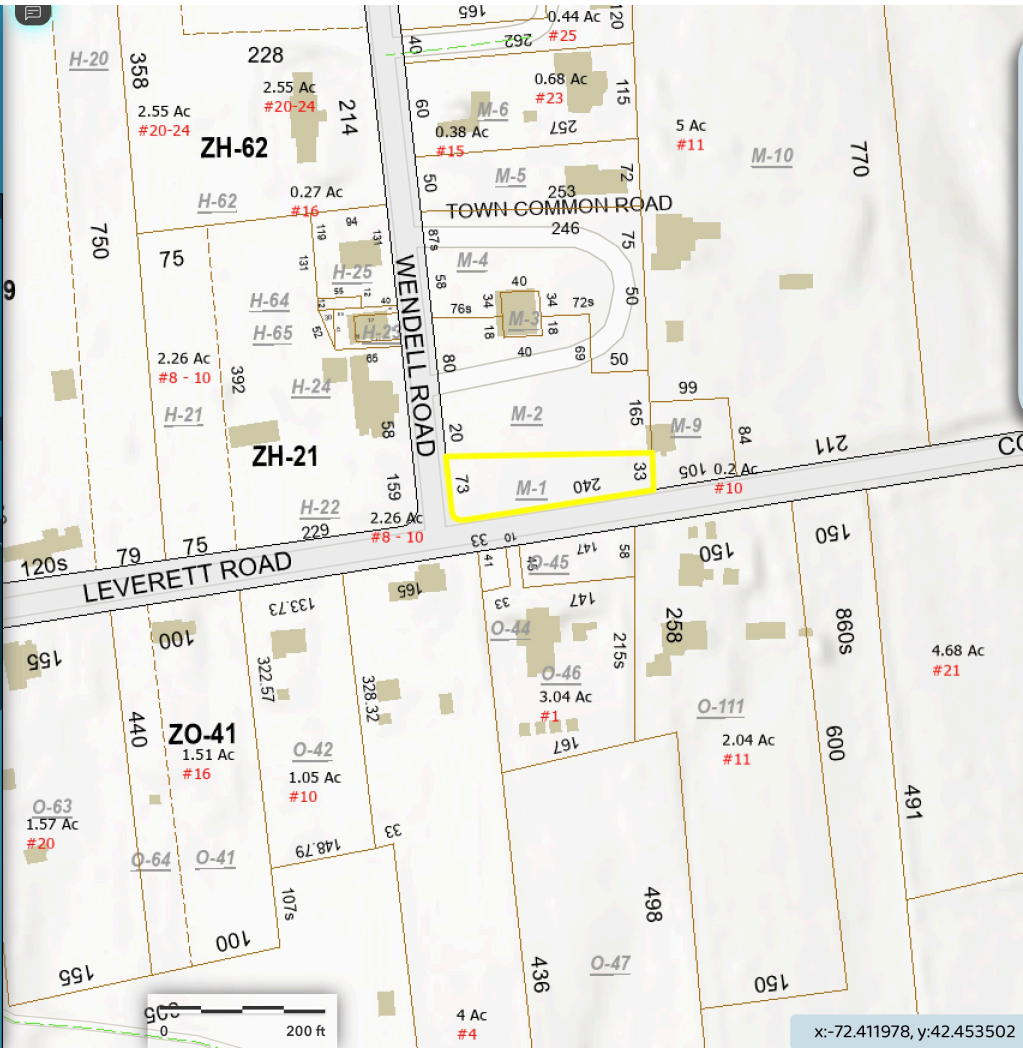
LOCATION : WENDELL RD

STREET_NAME : WENDELL RD

STREET_NUMBER_INDEX : 0

STREET_NUMBER :

MAP : M



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1122 SHUTESBURY, MA VISION	
TOWN OF SHUTESBURY 1 COOLEYVILLE ROAD P O BOX 276 SHUTESBURY MA 01072						1	Paved			Description	Code	Assessed	Assessed						
								EXM LAND	9300	16,600	16,600								
				SUPPLEMENTAL DATA															
				Alt Prcl ID	TOWN COMMON		INSULATE												
				ARCVIEW	NONE		PLAN BK/												
				TIGHT TA			LIEN BK/P												
				FOUNDAT			MEMO												
				GRADE	NONE		SPECIAL		575										
				ACRES	.02														
				GIS ID	F_410706_2991166		Assoc Pid#												
				Total		16,600		16,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF SHUTESBURY				0	06-06-1739			0		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
										2024	9300	14,400	2023	9300	13,100	2022	9300	10,900	
										Total		14,400	Total		13,100	Total		10,900	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount											Comm Int	
									APPRAISED VALUE SUMMARY										
Total			0.00																
ASSESSING NEIGHBORHOOD										Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 16,600 Special Land Value 0 Total Appraised Parcel Value 16,600 Valuation Method C Total Appraised Parcel Value 16,600									
Nbhd		Nbhd Name		B		Tracing		Batch											
150																			
NOTES																			
										VISIT / CHANGE HISTORY									
										Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
										07-08-2019 KR 63 Cyclical ext 10-22-1996 17 25 Abate Hearing									
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1	9300	VACANT - SELE	TC		871 SF	23.8	1.00000	5	0.80	150	1.000	P		1.0000	19.04 16,600				
Total Card Land Units					0 AC	Parcel Total Land Area					0	Total Land Value					16,600		

WENDELL RD

Vision ID 575

Account #

Map ID M / / 1 / /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 9300
Print Date

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

Element	Cd	Description
Parcel Id	C	Owne 0.0
	B	S
Adjust Type	Code	Description Factor%
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Building Value New		0
Year Built		0
Effective Year Built		0
Depreciation Code		
Remodel Rating		
Year Remodeled		
Depreciation %		
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		0
Percent Good		
RCNLD		0
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch