

**City of Fayetteville Staff Review Form**

**2017-0237**

**Legistar File ID**

**5/16/2017**

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Yolanda Fields

4/27/2017

Community Resources /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Approval of a resolution ordering the Razing and Removal of a dilapidated and unsafe structure located at 265 W Nonnamaker Ave. and approving a budget adjustment in the amount of \$1,251.

**Budget Impact:**

1010.642.6420-5315.04		1010 - General	
Account Number		Fund	
50033.1701		Raze and Removal	
Project Number		Project Title	
<b>Budgeted Item?</b>	<u>No</u>	Current Budget	\$ 6,149.00
		Funds Obligated	\$ -
		Current Balance	<b>\$ 6,149.00</b>
<b>Does item have a cost?</b>	<u>Yes</u>	Item Cost	\$ 7,400.00
<b>Budget Adjustment Attached?</b>	<u>Yes</u>	Budget Adjustment	\$ 1,251.00
		Remaining Budget	<b>\$ -</b>

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:

**MEETING OF MAY 16, 2017**

**TO:** Mayor and City Council  
**THRU:** Yolanda Fields, Community Resources Director  
**FROM:** David Carver, Code Compliance Administrator  
**DATE:** April 25<sup>th</sup>, 2017  
**SUBJECT:** **Raze and Removal of Structure at 265 W Nonnamaker.**

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**RECOMMENDATION:**

Staff recommends approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 265 W Nonnamaker and to approve a budget adjustment in the amount of \$1,251.00.00 for the balance of the project.

**BACKGROUND:**

Service Request #1168550 Case #22902: Code Compliance responded to a request concerning the structure located at 265 W Nonnamaker. The structure appeared to be in violation of Subsection 173.09(A), Unsafe Buildings, of the City Code of Ordinances. On February 16, 2017, a Notice of Violation was sent to the owner of record. On March 3, 2017, the same Notice of Violation was posted on the property. By Ordinance, the property owner was given until April 3, 2017 to acquire a building permit or to Raze and Remove the structure. On April 25, 2017 a Notice of Public Hearing was sent to the property owner informing them of the May 16, 2017 Public Hearing.

**DISCUSSION:**

This address consists of a single story 1,500 square foot single family dwelling. The property owner had tenants move out & contact Code Compliance about the conditions of the structure. On April 10, 2017 Matthew Cabe had contact with the property owner and noted the following;

04/10/2017 MC, Spoke to Property owner regarding BD assessment regarding issuance of Raze & Removal order for the building, such as: numerous missing windows, sagging and dilapidated roof, large holes in exterior rock veneer, and substantial settlement. Also told owner upgrades to electrical system, plumbing, and HVAC would likely be required. He claimed that he had recently replaced the windows and put new shingles on the structure. He stated his desire to obtain a building permit to correct the issues. No building permits have been issued for work completed to date. MC

No building permits have been issued or applied for to date.

**BUDGET/STAFF IMPACT:**

If the property owner does not comply with the Raze and Removal order, Raze and Removal costs will be expensed at the current budget. A lien will be placed on the property for the incurred costs. The current budget balance is \$6,149.00, therefore, we are requesting a budget adjustment of \$1,251.00.

**Attachments:**

Attachments include the Process Summary, the Receipt of Bids, a Budget Adjustment, and a packet including notifications, property records, and photos.



RECEIPT OF BIDS

OWNER(S): City of Fayetteville – Community Resources Division

ADDRESS: 265 Nonnamaker.

PROJECT No: Bid#17-22902

PROJECT TITLE: Raze and Removal – Code Compliance Program

BID CLOSING DAY/DATE/TIME: April 17<sup>th</sup>, 2017 at 4:00 pm

CONTRACTOR: M+M EXCAVATION BID AMOUNT: 7,400

CONTRACTOR: SECURED TO BID BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

Certified by: [Signature] Date: 4.17.17

Witness: [Signature] Date: 4.17.17



## **RAZE & REMOVAL PROJECT**

### **BID#17-22902**

**ADMINISTRATOR:** David Carver (email: [dcarver@fayetteville-ar.gov](mailto:dcarver@fayetteville-ar.gov))

**PHONE #** 479.444.3451 or 479.575.8260 **FAX #** 479.444.3445

**PROJECT LOCATION:** 265 W Nonnamaker Dr, Fayetteville, AR 72701  
WC Parcel # 765-15010-000

### **CONTRACTOR'S SCOPE OF WORK**

- **RAZE&REMOVAL**

1. Completely tear down the entire dwelling.
2. Haul all contents inside the structure(s), debris from the structure(s), and other debris from the parcel to a legal landfill. All concrete associated with the structure(s) shall be removed from the lot (footings and slabs).
3. Mow and clean up parcel.

- **CLEANUP & DISPOSAL**

1. Provide proof, such as receipts, that the debris was hauled to a legal landfill.
2. The city encourages the bidder to consider all waste diversion methods for materials collected. Any methods of disposal, excluding a legal landfill, must be deemed acceptable by the city prior to bid submittal.
3. The yard shall be semi-level and mow-able when the demo work is completed and before payment will be made.
4. Contractor shall be responsible for capping wells, utilities and/or any other requirements pertaining to the demolition permit.

- **MISCELLANEOUS**

1. A Demolition Permit from the City of Fayetteville must be obtained before work begins. Demolition Permits are obtained through the Building Safety Division, 479-575-8233.
2. Proof of no less than \$250,000 liability insurance shall be provided by the contractor before work begins.
3. State Contractor License is required. A City Business License is required if your business is located in the city limits of Fayetteville.
4. If the situation is resolved by the property owner during the 30 day notice & comment period bids may be considered null & void.



# BID PROPOSAL FORM

## BID 17-22902

DATE ISSUED: April 5<sup>th</sup>, 2017

ADMINISTRATOR'S NAME: David Carver

PROJECT ADDRESS: 265 W Nonnamaker Dr., Fayetteville, AR 72701

DATE OF OPENING: Monday, April 17th 2017 at 4:00pm

My total bid price for the Raze & Removal Project is: \$ 7,400<sup>00</sup>  
(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 4.17.17

Complete Business Address:

Name of Firm: M: M Excavating LLC Phone # 479-841-9285

Street address or P O Box # 377 Sulphur City Rd.

City / State / Zip Code Fayetteville, AR 72701

Printed Name: Marcus Barker

Signature: [Signature] Title: Owner

Federal Tax ID # 26-0611207 or Social Security # \_\_\_\_\_

State Contractor # 0191780616 City Business License # \_\_\_\_\_



April 25<sup>th</sup>, 2017

Harold & Rosetta Harmon  
2050 S School Ave  
Fayetteville, AR 72701

RE: Enforcement of Fayetteville Code 173.09  
Arkansas Code Ann. 14-56-203

## NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.09 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine if the dwelling located at **265 W Nonnamaker (parcel #765-15010-000)** should be Razed and Removed.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-0860.

The hearing will be part of a regular City Council meeting on **May 16<sup>th</sup>, 2017** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

Sincerely,

David Carver  
Code Compliance Administrator

Cc: file

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

4.25.17

Postmark  
Here



Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7026 3010 0000 9622 4534





**PROCESS SUMMARY  
RAZE & REMOVAL**

Property Address: 265 W Nonnamaker

WC Parcel # 765-15010-000

Hansen Case # 22902

City Code: 173.09

- On 2/3/2017 Code Compliance received a Request for Service regarding the structure located at 265 W Nonnamaker
- A Notice of Violation was sent to the Owner of Record on 2/2/2017
- The property was posted on 3/3/2017
- On 4/3/2017 the property was re-inspected and was found to still be in violation of City Code 173.09.



Code Compliance Program
Unsafe Building Determination
UDC 173.09

Address / Location: 265 W NONNAMAKER DR

WC Parcel # 765-15010-000

UDC 173.09

- I recommend the raze and removal of the structure.
I recommend securing the structure.
I have determined that the structure above is NOT in violation of Subsection 173.09 (A) of the City of Fayetteville's Unified Development Code

Handwritten signature and date 02/16/2017, Chief Building Official

Observations: [Blank lines for notes]

- Building Safety has issued a Warning letter for a potential Property Nuisance, City Code 173.09(B)
Building Safety will pursue a Property Nuisance, City Code 173.09(B) (Complete CCFORM603)

PLEASE RETURN THIS FORM TO CODE COMPLIANCE

Date Sent: 2.8.17

SR# 168550

Date Received: 2/16/17

Case# 22902

Handwritten signature and title: Community Resources Division Director



RESEARCH CENTER BLVD

SCHOOL AVE

NONNAMAKER DR

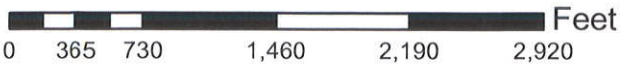
SCHOOL AVE

PRIVATE 299

22ND ST



265 Nonnamaker

















City of Fayetteville  
113 West Mountain Street  
Fayetteville, Arkansas 72701



Posted 3-3-17

Office of Code Compliance  
Phone 479-575-8260  
Fax 479-444-3445

## VIOLATION NOTICE

**March 03, 2017**

Owner HAROLD & ROSETTA HARMON  
2050 S SCHOOL AVE

FAYETTEVILLE, AR 72701

RE: Property @ 265 W NONNAMAKER DR, Fayetteville, AR

WC Parcel # 765-15010-000

Case # 22902

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Dear Property Owner:

It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. **If you need clarification of this notice or advice on how to correct the problem, please call our office at (479)575-8240 or (479)575-8260.**

**Suspected Violation That Needs Correction:**

**§173.09 Unsafe Buildings.** No persons, partnership, corporation or association, hereinafter referred to as "owner", shall keep or maintain any house or building within the corporate limits of the City which has become dilapidated, unsafe, unsanitary, or detrimental to the public welfare.

**How This Violation Can Be Voluntarily Corrected:**

By making repairs as needed or razing the structure and remove all debris from the lot. A building permit may be required, based on review of the Building Safety Director.

**Potential Penalties:**

**If this violation is not corrected within thirty (30) days from the service of this notice, you can be issued a Criminal Citation for the above violation and be summoned to appear in court.** Our office can also suggest the structure be razed and removed. The costs shall be charged to the owner(s) of the property and the city shall have a lien against such property for such costs. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to appeal to the appropriate City Board, Commission or City Council. Please see Chapter 155 of the Unified Development Code.

Sincerely,

CE OFFICER REDEVELOPMENT  
Code Compliance Officer  
code\_compliance@fayetteville-ar.gov

Cc: file

City of Fayetteville  
113 West Mountain Street  
Fayetteville, Arkansas 72701



Office of Code Compliance  
Phone 479-575-8260  
Fax 479-444-3445

## VIOLATION NOTICE

**February 16, 2017**

Owner HAROLD & ROSETTA HARMON  
2050 S SCHOOL AVE

FAYETTEVILLE, AR 72701

RE: Property @ 265 W NONNAMAKER DR, Fayetteville, AR

WC Parcel # 765-15010-000

Case # 22902

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Dear Property Owner:

It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. **If you need clarification of this notice or advice on how to correct the problem, please call our office at (479)575-8240 or (479)575-8260.**

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Sincerely,

CE OFFICER REDEVELOPMENT  
Code Compliance Officer  
code\_compliance@fayetteville-ar.gov

Cc: file

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**HAROLD & ROSETTA HARMON**  
**2050 S SCHOOL AVE**  
**FAYETTEVILLE, AR 72701**

9590 9402 1747 6074 1851 61

7015 3010 0000 0814 6136

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Signature  Agent  
 Addressee
- B. Received by (Printed Name) Harold Harmon Date of Delivery 7/20/15

Is delivery address different from item 1?  Yes  
 No  
 If delivery address below:

- Adult Signature Restricted Delivery  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

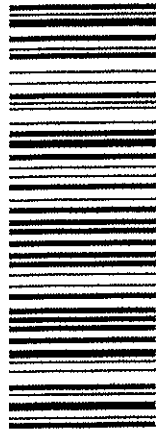
PS Form 3811, July 2015 PSN 7530-02-000-9053 CC 22902, 22903, 22905 Domestic Return Receipt

CITY OF  
**Fayetteville**  
ARKANSAS  
113 W. Mountain Street  
Fayetteville, AR 72701-6083

**CODE COMPLIANCE**

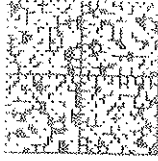
RECEIVED  
MAR 29 2017  
CR DIVISION  
*LN*

**CERTIFIED MAIL®**



7015 3010 0000 0814 6136

HAROLD & ROSETTA HARMON  
2050 S SCHOOL AVE  
FAYETTEVILLE, AR 72701



US POSTAGE  
ZIP 72701 \$006.56<sup>0</sup>  
91 18  
0005 72701 18 18

*LN* / 3-14  
~~3-20~~

MAIL 1/22 DE 1 0005/4/11  
RETURN TO SENDER  
IF NO SUCH STREET  
UNABLE TO FORWARD

727019274536083  
N55  
RC: 72701608399 \*2755-02620-16-28

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- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

2-16-17  
Postmark  
Here  
cc  
22902  
22903  
22905

9579 4190 0000 010E 5102 7015 3010 0814 6136

**Property Owner**

**Name:** HARMON, HAROLD & ROSETTA

**Property Information**

**Physical Address:** 241 W NONNAMAKER DR, 247 W  
 NONNAMAKER DR, 265 W  
 NONNAMAKER DR, 279 W  
 NONNAMAKER DR, 289 W  
 NONNAMAKER DR, 300 W  
 NONNAMAKER DR, 304 W  
 NONNAMAKER DR, 308 W  
 NONNAMAKER DR, 312 W  
 NONNAMAKER DR, 318 W  
 NONNAMAKER DR, 2050 S SCHOOL  
 AVE, 2050 S SCHOOL AVE

**Mailing Address:** 2050 S SCHOOL AVE  
 FAYETTEVILLE, AR 72701-7153

**Subdivision:** 21-16-30 FAYETTEVILLE OUTLOTS

**Type:** (RI) - Res. Improv.

**Block / Lot:**

**Tax Dist:** (011) - FAYETTEVILLE SCH, FAY

**S-T-R:** 21-16-30

**Millage Rate:** 57.45

**Size (in Acres):** 0.000

**Extended Legal:** A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 21, in Township 16 North, Range 30 West of the 5th P.M., and being more particularly described as beginning 1.80 chains North of the Southeast corner of the said SW1/4 of the SE1/4, Section 21, Township 16 North, Range 30, and running thence North five and ninety-four hundredths chains, thence West eleven and thirty hundredths chains to the East side of U.S. Highway No. 71 twenty feet East of the center of Highway Slab, thence southerly with the East side of Highway No. 71 six chains to a point twelve and thirty hundredths chains West of the beginning point, thence East twelve and thirty hundredths (12.30) chains to the place of beginning, containing seven. (7) acres, more or less, LESS AND EXCEPT a permanent easement to the City of Fayetteville, Arkansas, of 15 feet of equal and uniform width off of the entire West side of the above described real estate.

**Market and Assessed Values:**

	<b>Estimated Market Value:</b>	<b>Full Assessed (20% Market Value):</b>	<b>Taxable Value:</b>
<b>Land:</b>	\$135,000	\$27,000	\$21,160
<b>Building:</b>	\$260,650	\$52,130	\$51,650
<b>Total:</b>	\$395,650	\$79,130	\$72,810

**Homestead Credit:** \$350.00

**Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

**Not a Legal Document.**

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)



**Land:**

Land Use	Size	Units
	1.000	House Lot
	1.000	House Lot
	1.000	House Lot
	4.000	House Lot

**Deed Transfers:**

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/29/2013	2013	37069	Redem Deed			HARMON, HAROLD T & ROSETTA		
12/27/2001	2002	2473	Redem Deed	0.00	\$0	HARMON, HAROLD T & ROSETTA		
6/30/1989	1325	407	Warr. Deed	275.00	\$125,000	HARMON, HAROLD T & ROSETTA	Unval.	
1/1/1985	1072	970		0.00	\$0	HILL, BETTY		

**Details for Residential Card 1:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1712	0	1712	4	1901	114	Average	N/A

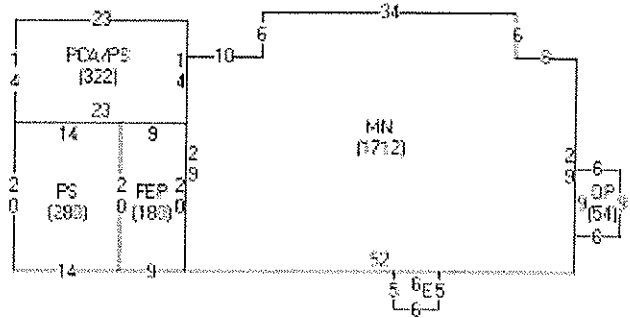
<b>Exterior Wall:</b> STONE VEN	<b>Plumbing:</b> Full: 1 Half: 1
<b>Foundation:</b> Closed Piers	<b>Fireplace:</b> Type: 1s Sgl.
<b>Floor Struct:</b> Wood with subfloor	<b>Heat / Cool:</b> None
<b>Floor Cover:</b> Carpet & Tile	<b>Basement:</b> N/A
<b>Insulation:</b> Ceilings Walls	<b>Basement Area:</b> N/A
<b>Roof Cover:</b> Asphalt Shingle	<b>Year Remodeled:</b> N/A
<b>Roof Type:</b> Gable	<b>Style:</b> N/A

Not a Legal Document.

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)

DataScout, LLC



**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1712
B	FEP	Frame enclosed porch	180
C	PS	Patio slab	280
D	PCA/PS	Patio cover, aluminum over sla	322
E	OP	Porch, open	30
F	OP	Porch, open	54

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		16x59	1		
Driveway, concrete		10x50	1		
Outbuilding, metal		8x16			
Garage - frame unfinished, detach		16x20			
Outbuilding, metal		8x10	5		
Mobile Home		12x50			
Mobile Home		12x40			
Mobile Home		12x48			
Storage/utility bldg. metal		20x30			2006

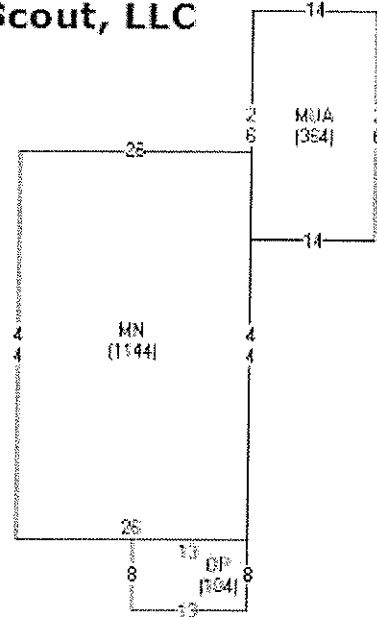
**Details for Residential Card 2:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1144	0	1144	5	1926	89	Average	N/A

**Exterior Wall:** STONE VEN  
**Foundation:** Closed Piers  
**Floor Struct:** Wood with subfloor  
**Floor Cover:** Hardwood Sheathing  
**Insulation:** N/A  
**Roof Cover:** Asphalt Shingle  
**Roof Type:** Gable

**Plumbing:** Full: 1  
**Fireplace:** N/A  
**Heat / Cool:** None  
**Basement:** N/A  
**Basement Area:** N/A  
**Year Remodeled:** N/A  
**Style:** N/A

**DataScout, LLC**



**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	OP	Porch, open	104
C	MUA	Garage - masonry unfinished, attached	364

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Garage - masonry unfinished, d		15x26	1		
Wood deck		8x15	1		

**Other Adjustments:**

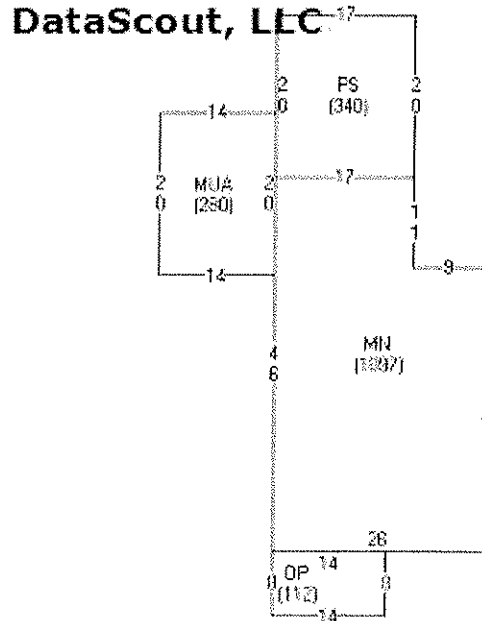
Code	Type	Quantity
FLOORC	C	237

**Details for Residential Card 3:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1097	0	1097	5	1926	89	Average	N/A

**Exterior Wall:** STONE VEN  
**Foundation:** Closed Piers  
**Floor Struct:** Wood with subfloor  
**Floor Cover:** Hardwood Sheathing  
**Insulation:** N/A  
**Roof Cover:** Asphalt Shingle  
**Roof Type:** Gable

**Plumbing:** Full: 1  
**Fireplace:** N/A  
**Heat / Cool:** F/W/Furn  
**Basement:** N/A  
**Basement Area:** N/A  
**Year Remodeled:** N/A  
**Style:** N/A



**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1097
B	PS	Patio slab	340
C	OP	Porch, open	112
D	MUA	Garage - masonry unfinished, attached	280

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Outbuilding, frame		12x20	1		
Wood deck		8x15	1		

**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	219

**Details for Residential Card 4:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1213	0	1213	5	1926	89	Fair	N/A

**Exterior Wall:** STONE VEN

**Foundation:** Closed Piers

**Floor Struct:** Wood with subfloor

**Floor Cover:** Hardwood Sheathing

**Insulation:** N/A

**Roof Cover:** Asphalt Shingle

**Roof Type:** Gable

**Plumbing:** Full: 1

**Fireplace:** N/A

**Heat / Cool:** F/W/Furn

**Basement:** N/A

**Basement Area:** N/A

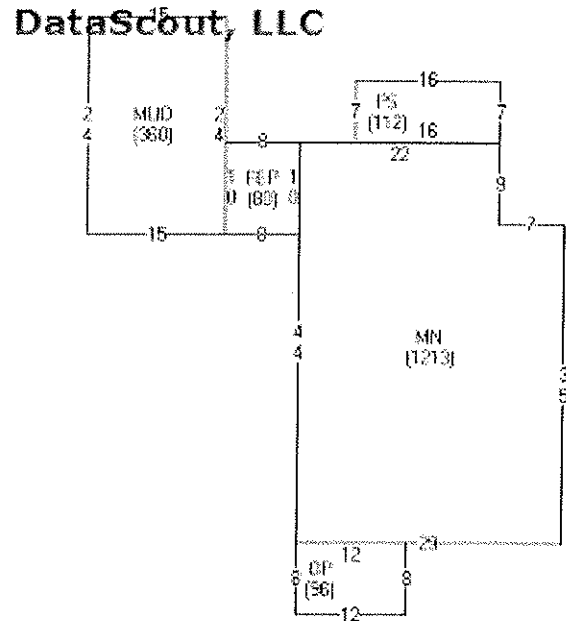
**Year Remodeled:** N/A

**Style:** N/A

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**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1213
B	MUD	Garage - masonry unfinished, d	360
C	FEP	Frame enclosed porch	80
D	PS	Patio slab	112
E	OP	Porch, open	96

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wood deck		8x15	1		
Driveway, concrete					

**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	242

**Details for Residential Card 5:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1144	0	1144	5	1926	89	Fair	N/A

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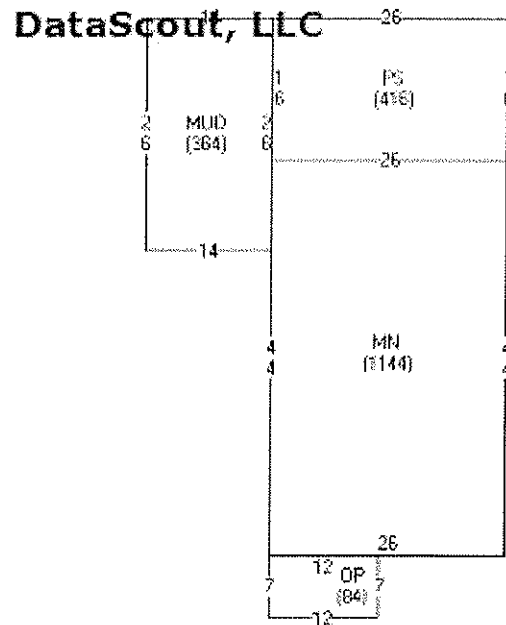
Parcel: 765-15010-000  
 Prev. Parcel: 148086-000-00  
 As of: 4/20/2017

# Washington County Report

ID: 51730

**Exterior Wall:** STONE VEN  
**Foundation:** Closed Piers  
**Floor Struct:** Wood with subfloor  
**Floor Cover:** Hardwood Sheathing  
**Insulation:** N/A  
**Roof Cover:** Asphalt Shingle  
**Roof Type:** Gable

**Plumbing:** Full: 1  
**Fireplace:** N/A  
**Heat / Cool:** F/W/Furn  
**Basement:** N/A  
**Basement Area:** N/A  
**Year Remodeled:** N/A  
**Style:** N/A



### Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	MUD	Garage - masonry unfinished, d	364
C	OP	Porch, open	84
D	PS	Patio slab	416

### Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Wood deck		8x15	1		

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**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	246

**Details for Residential Card 6:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1064	0	1064	5	1926	89	Fair	N/A

**Exterior Wall:** STONE VEN

**Foundation:** Closed Piers

**Floor Struct:** Wood with subfloor

**Floor Cover:** Hardwood Sheathing

**Insulation:** N/A

**Roof Cover:** Asphalt Shingle

**Roof Type:** Gable

**Plumbing:** Full: 1

**Fireplace:** N/A

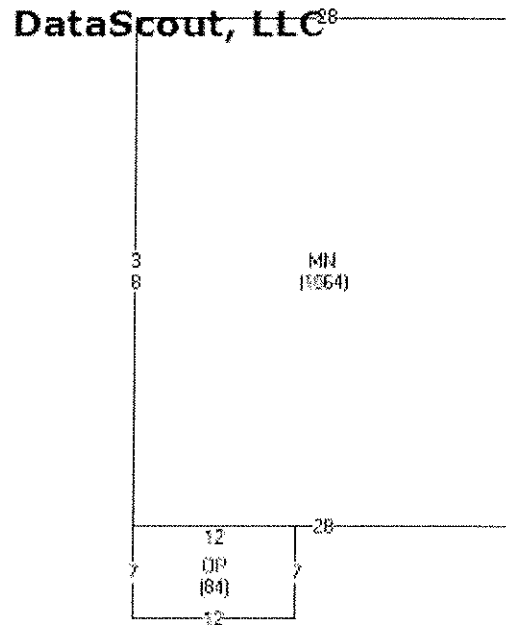
**Heat / Cool:** F/W/Furn

**Basement:** N/A

**Basement Area:** N/A

**Year Remodeled:** N/A

**Style:** N/A



**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1064
B	OP	Porch, open	84



**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Garage - frame unfinished, detach					

**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	212

**Details for Residential Card 7:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1144	0	1144	5	1926	89	Fair	N/A

**Exterior Wall:** STONE VEN

**Foundation:** Closed Piers

**Floor Struct:** Wood with subfloor

**Floor Cover:** Hardwood Sheathing

**Insulation:** N/A

**Roof Cover:** Asphalt Shingle

**Roof Type:** Gable

**Plumbing:** Full: 1

**Fireplace:** N/A

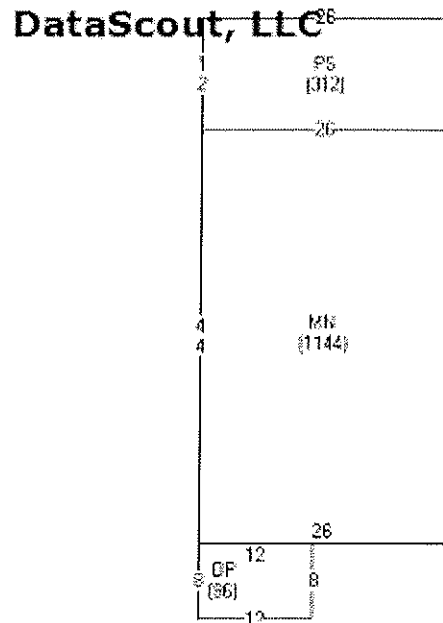
**Heat / Cool:** F/W/Furn

**Basement:** N/A

**Basement Area:** N/A

**Year Remodeled:** N/A

**Style:** N/A



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**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	OP	Porch, open	96
C	PS	Patio slab	312

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Outbuilding, metal		16x38	1		

**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	240

**Details for Residential Card 8:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1144	0	1144	5	1961	54	Average	N/A

**Exterior Wall:** STONE VEN

**Foundation:** Closed Piers

**Floor Struct:** Wood with subfloor

**Floor Cover:** Hardwood Sheathing

**Insulation:** N/A

**Roof Cover:** Asphalt Shingle

**Roof Type:** Gambrel

**Plumbing:** Full: 1

**Fireplace:** N/A

**Heat / Cool:** F/W/Furn

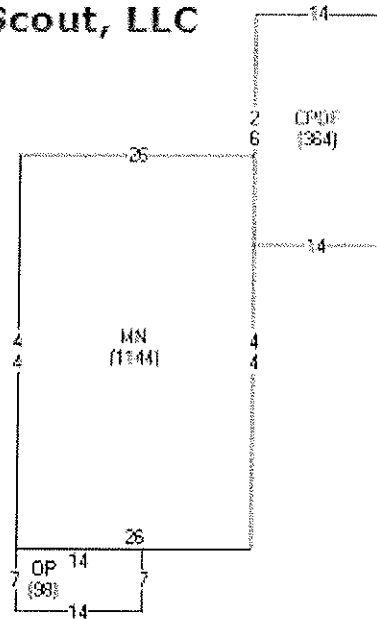
**Basement:** N/A

**Basement Area:** N/A

**Year Remodeled:** N/A

**Style:** N/A

DataScout, LLC



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	OP	Porch, open	98
C	CPDF	Carport, Dirt Floor	364

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Carport, Dirt Floor		15x26			

Details for Residential Card 9:

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1144	0	1144	5	1926	89	Fair	N/A

Exterior Wall: STONE VEN

Foundation: Closed Piers

Floor Struct: Wood with subfloor

Floor Cover: Hardwood Sheathing

Insulation: N/A

Roof Cover: Asphalt Shingle

Roof Type: Gable

Plumbing: Full: 1

Fireplace: N/A

Heat / Cool: F/W/Furn

Basement: N/A

Basement Area: N/A

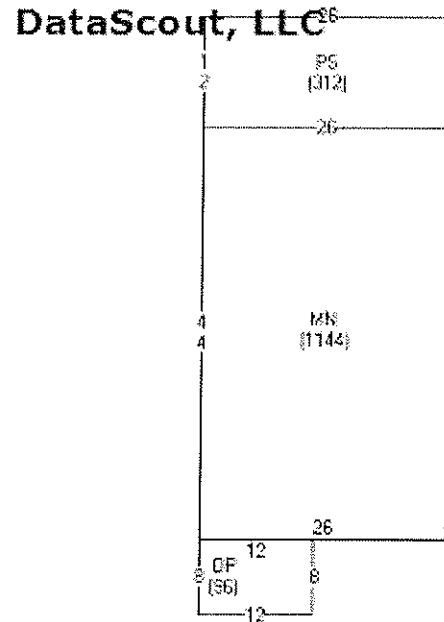
Year Remodeled: N/A

Style: N/A

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**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	PS	Patio slab	312
C	OP	Porch, open	96

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Garage - masonry unfinished, d		16x24	1		

**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	220

**Details for Residential Card 10:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	1144	0	1144	5	1926	89	Fair	N/A

**Exterior Wall:** STONE VEN  
**Foundation:** Closed Piers

**Plumbing: Full:** 1  
**Fireplace:** N/A

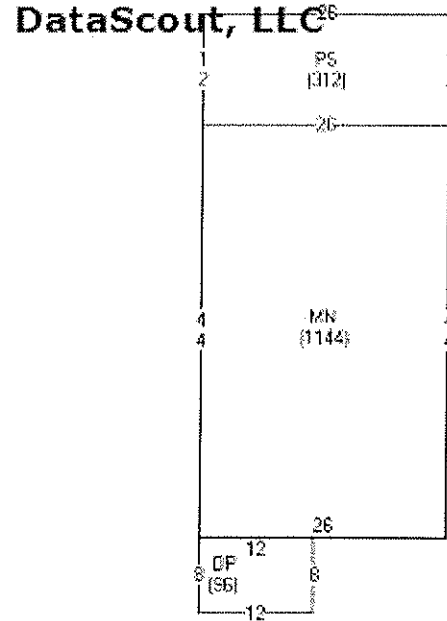
Parcel: 765-15010-000  
 Prev. Parcel: 148086-000-00  
 As of: 4/20/2017

# Washington County Report

ID: 51730

**Floor Struct:** Wood with subfloor  
**Floor Cover:** Hardwood Sheathing  
**Insulation:** N/A  
**Roof Cover:** Asphalt Shingle  
**Roof Type:** Gable

**Heat / Cool:** None  
**Basement:** N/A  
**Basement Area:** N/A  
**Year Remodeled:** N/A  
**Style:** N/A



**Base Structure:**

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	PS	Patio slab	312
C	OP	Porch, open	96

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Garage - frame unfinished, detach		20x20	1		

**Other Adjustments:**

Code	Type	Quantity
FLOORC	C	243

**Details for Residential Card 11:**

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
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Parcel: 765-15010-000  
 Prev. Parcel: 148086-000-00  
 As of: 4/20/2017

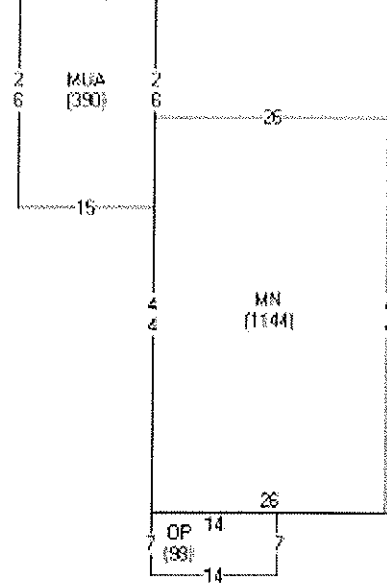
# Washington County Report

ID: 51730

Single Family    ONE    Masonry Veneer    1144    0    1144    5    1926    89    Fair    N/A

<b>Exterior Wall:</b> STONE VEN	<b>Plumbing:</b> Full: 1
<b>Foundation:</b> Closed Piers	<b>Fireplace:</b> N/A
<b>Floor Struct:</b> Wood with subfloor	<b>Heat / Cool:</b> F/W/Furn
<b>Floor Cover:</b> Hardwood Sheathing	<b>Basement:</b> N/A
<b>Insulation:</b> N/A	<b>Basement Area:</b> N/A
<b>Roof Cover:</b> Asphalt Shingle	<b>Year Remodeled:</b> N/A
<b>Roof Type:</b> Gable	<b>Style:</b> N/A

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### Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1144
B	OP	Porch, open	98
C	MUA	Garage - masonry unfinished, attached	390
D	WD	Wood deck	120

### Other Adjustments:

Code	Type	Quantity
FLOORC	C	228

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Map:

