

City of Fayetteville Staff Review Form

2018-0602

Legistar File ID

11/8/2018

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

Yolanda Fields

10/17/2018

COMMUNITY RESOURCES (642)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of the resolution ordering the raze and removal of a dilapidated and unsafe structure located at 16 N Willow Ave., and to approve a budget adjustment in the amount of \$18,741.00 for the project.

Budget Impact:

1010.642.6420-5315.04	1010																		
Account Number	Fund																		
50033.1805	Raze and Removal																		
Project Number	Project Title																		
Budgeted Item? <u> No </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Current Budget</td> <td style="width: 5%;">\$</td> <td style="width: 35%; text-align: right;">4,715.00</td> </tr> <tr> <td>Funds Obligated</td> <td>\$</td> <td style="text-align: right;">4,715.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Current Balance</td> <td style="border-bottom: 1px solid black;">\$</td> <td style="border-bottom: 1px solid black; text-align: right;">-</td> </tr> <tr> <td>Item Cost</td> <td>\$</td> <td style="text-align: right;">18,741.00</td> </tr> <tr> <td>Budget Adjustment</td> <td>\$</td> <td style="text-align: right;">18,741.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Remaining Budget</td> <td style="border-bottom: 1px solid black;">\$</td> <td style="border-bottom: 1px solid black; text-align: right;">-</td> </tr> </table>	Current Budget	\$	4,715.00	Funds Obligated	\$	4,715.00	Current Balance	\$	-	Item Cost	\$	18,741.00	Budget Adjustment	\$	18,741.00	Remaining Budget	\$	-
Current Budget	\$	4,715.00																	
Funds Obligated	\$	4,715.00																	
Current Balance	\$	-																	
Item Cost	\$	18,741.00																	
Budget Adjustment	\$	18,741.00																	
Remaining Budget	\$	-																	
Does item have a cost? <u> Yes </u>																			
Budget Adjustment Attached? <u> Yes </u>																			

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF NOVEMBER 8TH, 2018

TO: Mayor and City Council
THRU: Yolanda Fields, Community Resources Director
FROM: David Carver, Code Compliance Administrator
DATE: October 17th, 2018
SUBJECT: Raze and removal of structure at 16 N Willow Ave.

RECOMMENDATION:

Staff recommends approval of the resolution ordering the raze and removal of a dilapidated and unsafe structure located at 16 N Willow Ave., and to approve a budget adjustment in the amount of \$18,741.30 for the project.

BACKGROUND:

Service Request #183392 Case #24435: Code Compliance responded to a request concerning the structure located at 16 N Willow Ave. The structure appeared to be in violation of Subsection 173.09(A), Unsafe Buildings, of the City Code of Ordinances.

On August 8th, 2018, a notice of violation was sent to the owner of record.

By ordinance, the property owner was given until September 21st, 2018 to acquire a building permit or to raze and remove the structure.

On October 2nd, 2018 a notice of public hearing was sent to the property owner informing them of the November 8th, 2018 public hearing.

DISCUSSION:

This address consists of a single story 3,972 square foot single family dwelling. The structure was inspected by both the Code Compliance Administrator and the Chief Building Official and it was determined that the deterioration of the structure would constitute a cost prohibitive repair and the structure should be razed & removed. Code Compliance has been in continual communication with the property owner in regards to the condition of the structure and the recommendation for a raze and removal. Code Compliance has received over 15 complaints in the past 10 years in regards to this property being in violation of city code. To date no building permits have been issued or applied for.

BUDGET/STAFF IMPACT:

If the property owner does not comply with the raze and removal order, raze and removal costs will be expensed to the current budget. A lien will be placed on the property for the incurred costs. The current budget balance of \$4,715.00 is obligated to a current raze and removal project, therefore, we are requesting a budget adjustment of \$18,741.30.

Attachments:

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



CITY OF
FAYETTEVILLE
ARKANSAS

RECEIPT OF BIDS

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

ADDRESS: 16 N Willow PROJECT No: Bid# 18-24435

PROJECT TITLE: Raze and Removal – Code Compliance Program

BID CLOSING DAY/DATE/TIME: October 1st, 2018 at 4:00 pm

CONTRACTOR: REDLINE BID AMOUNT: 24,645-

CONTRACTOR: M + M EXCAVATING BID AMOUNT: 18,600-

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

Certified by: [Signature] Date: 10.2.18

Witness: [Signature] Date: 10.2.18



CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 18-24435

DATE ISSUED: September 23rd, 2018

ADMINISTRATOR'S NAME: David Carver

PROJECT ADDRESS: 16 N Willow Ave., Fayetteville, AR 72701

DATE OF OPENING: Monday October 1st, 2018 at 4:00pm

My total bid price for the Raze & Removal Project is:

\$186,000.00

(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: 10.1.18

Complete Business Address

Name of Firm: M. M. Excavating 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 SSN _____

State Contractor # D191780519 City Business License # _____



CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 18-24435

DATE ISSUED: September 23rd, 2018

ADMINISTRATOR'S NAME: David Carver

PROJECT ADDRESS: 16 N Willow Ave., Fayetteville, AR 72701

DATE OF OPENING: Monday October 1st, 2018 at 4:00pm

My total bid price for the Raze & Removal Project is:

\$ 24,645.00

(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: 10/01/18

Complete Business Address

Name of Firm: Red Line Contractors Phone # 479-841-3526

Street address or P O Box
P.O. Box 600

City / State/ Zip Code
Farmington, AR 72730

Printed Name: Kyle Sargent

Signature:  Title: VP

Federal Tax ID # 74-3070281 or SSN _____

State Contractor # 0133140519 City Business License # N/A



CITY OF
FAYETTEVILLE
ARKANSAS

RAZE & REMOVAL PROJECT
BID# 18-24435

ADMINISTRATOR: David Carver [email: dcarver@fayetteville-ar.gov]

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

PROJECT LOCATION: 16 N Willow Ave., Fayetteville, AR 72701

WC Parcel # 765-12753-000

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.

NORTHWEST ARKANSAS Democrat Gazette

PO BOX 1607 FAYETTEVILLE, AR 72702 • 479-442-4700 • FAX 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Cathy Wiles, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Pulaski, Washington and Benton Counties, in Arkansas, and of bona fide circulation in all 75 counties in Arkansas, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

CITY OF FAYETTEVILLE
Bid #18-24435


Was inserted in the
Arkansas Democrat-Gazette
Northwest Arkansas Democrat-Gazette

Publication Date: September 23 & 30, 2018

Publication Charges: \$ 141.30


Cathy Wiles

Subscribed and sworn to before me
This 1 day of Oct, 2018.


Notary Public
My Commission Expires: 2/12/28



*NOTE**Please do not pay from Affidavit. Invoice will be sent.

Advertisement for Bids
City of Fayetteville
Code Compliance Program
Bids for a Raze and Removal project will be received by:
City of Fayetteville, Code Compliance Program 125 W. Mountain Street, Fayetteville, AR. 72701 until 4:00PM, Monday, October 1st, 2018. This Bid is contingent upon Project Budget Approval from City Council.
*Bid #18-24435: Raze and Removal of structure located at: 16 N Willow Ave., Fayetteville, AR 72701
WC Parcel # 765-12753-000.
The information for bidders, Bid Proposal Form and Scope of Work may be picked up at the Community Resources Office, 125 W Mountain St., Fayetteville, AR 72701 or by calling 479-575-8260. The City reserves the right to reject any and all bids and to waive formalities deemed to be in the city's best interest. The City of Fayetteville encourages participation of small, minority and women owned business enterprises in the procurement of goods, services, and construction, either as a general contractor or subcontractor.
Ad 74686844, Sept 23, 30 2018



CITY OF
FAYETTEVILLE
ARKANSAS

October 2nd, 2018

Josie Lee Flowers
Tommie & Gregory Davis Flowers
16 N Willow 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 **16 N Willow Ave (WC Parcel # 765-12753-000)** 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) 575-8260.

The hearing will be part of a regular City Council meeting on **November 8th, 2018** 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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7017 2400 0001 0876 3820

10-2-18
Postmark Here
DC
16 Willow



**CITY OF
FAYETTEVILLE
ARKANSAS**

**PROCESS SUMMARY
RAZE & REMOVAL**

Property Address: 16 N Willow Ave.

WC Parcel # 765-12753-000

Hansen Case # 24435

City Code: 173.09

- On August 7th, 2018 Code Compliance received a Request for Service regarding the structure located at 16 N Willow Ave.
- A Notice of Violation was sent to the Owner of Record on August 8th, 2018.
- The certified mail was signed for on August 21st, 2018.
- On September 21st, 2018 the property was re-inspected and was found to still be in violation of City Code 173.09.



CITY OF
FAYETTEVILLE
ARKANSAS

Code Compliance Program
Unsafe Building Determination
UDC 173.09 (A)

Address / Location: 16 N Willow

WC Parcel # 765-12753-000

UDC 173.09 (A)

- 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
- I recommend presenting the structure to City Council as a Property Nuisance for Raze & Removal

[Signature] Code Compliance Admin. 8.8.18 Date

[Signature] Building Safety Director 8.8.2018 Date

Observations: _____

SR # 183392

Case # 24435

[Signature] _____
Community Resources Division Director



71B

Dickson St

Washington Co
Courthouse

E Dickson St

E Corner St

E Spring St

Old
Jail

16 N WILLOW

E Meadow St

Spout Spring
Branch

E Center St

E Mountain St

Willow
Heights

Confederate
Cemetery

Fed
Bldg

P

P

E Rock St

E Rock St

71B

College Ave

S Mill Ave

S Willow Ave

N Walnut Ave

N Olive Ave

N College Ave

N Mill Ave

N Trent Ave

S County Ave

S Washington Ave

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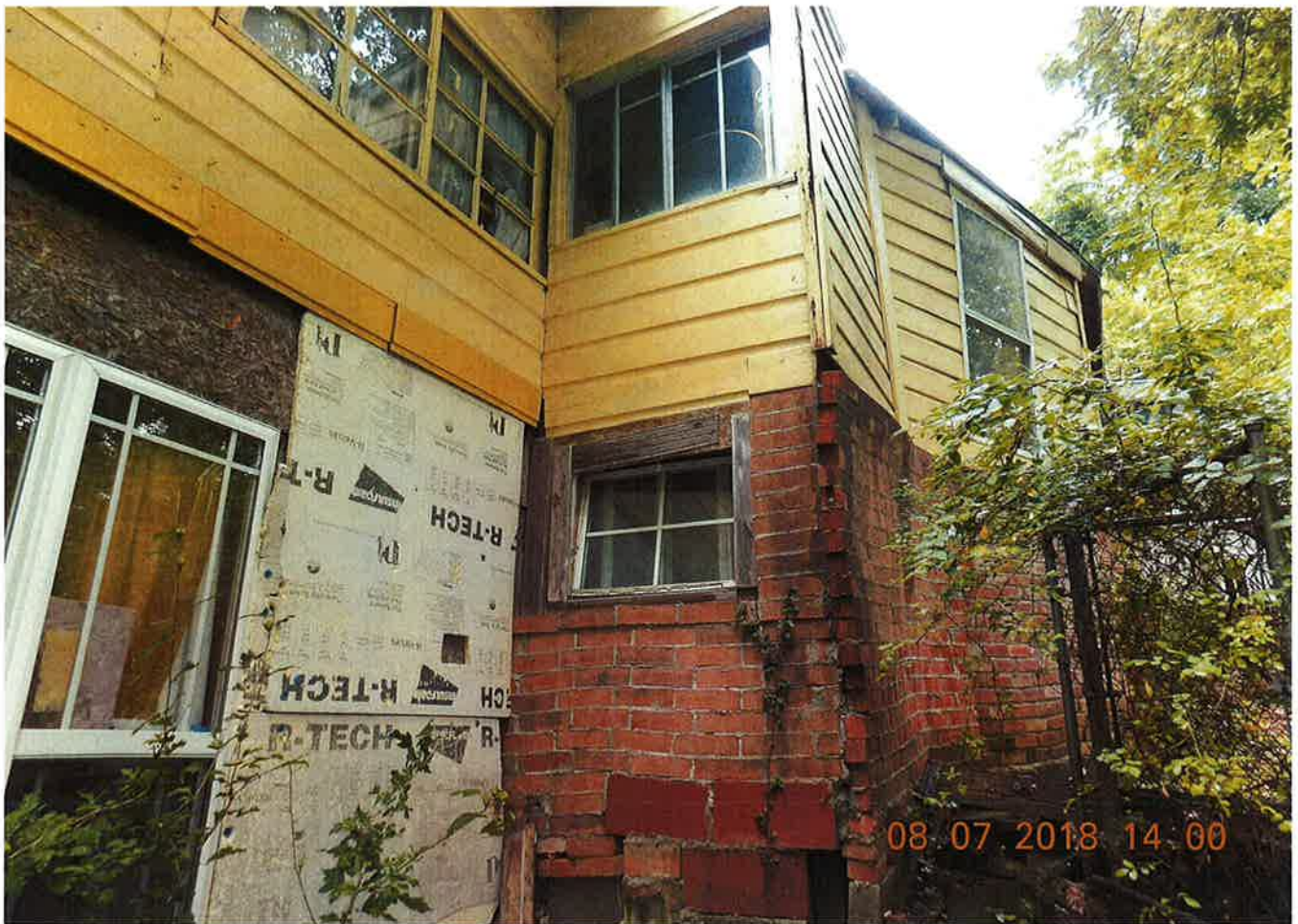
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CITY OF
FAYETTEVILLE
ARKANSAS

VIOLATION NOTICE

August 08, 2018

Owner: JOSIE LEE FLOWERS
TOMMIE & GREGORY DAVIS FLOWERS
16 N WILLOW AVE
FAYETTEVILLE, AR 72701

RE: Property @ 16 N WILLOW AVE, Fayetteville, AR

WC Parcel # 765-12753-000

Case # 24435

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)575-8232 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.

Possible 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,

WILLIAM BRYANT
Code Compliance Officer
code_compliance@fayetteville-ar.gov

Mailing Address:
113 West Mountain Street
Fayetteville, Arkansas 72701

www.fayetteville-ar.gov

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature  <input checked="" type="checkbox"/> X</p> <p>B. Received by (Printed Name) Tommie Flowers Davis</p> <p>C. Date of Delivery 8/20/16</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Address</p>
<p>JOSIE LEE FLOWERS TOMMIE & GREGORY DAVIS FLOWERS 16 N WILLOW AVE FAYETTEVILLE, AR 72701</p>	<p>Address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (delivery address below)</p> <p>RECEIVED AUG 21 2016 CR DIVISION</p>
<p>9590 9402 3300 7196 0320 64</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label) 7017 2400 0001 0876 8863</p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 24435 BB Domestic Return Receipt</p>

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	24435
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$	8-8-18
<input type="checkbox"/> Return Receipt (electronic) \$	BB
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions	

7017 2400 0001 0876 8863

Parcel: 765-12753-000
 Prev. Parcel: 145928-000-00
 As of: 10/15/2018

Washington County Report

ID: 47705

Property Owner

Name: FLOWERS-DAVIS, TOMMIE JO;
 FLOWERS, GEORGE E

Mailing Address: 16 N WILLOW AVE
 FAYETTEVILLE, AR 72701

Type: (RI) Res. Improv.

Tax Dist: (011) FAYETTEVILLE SCH, FAY

Millage Rate: 57.45

Extended Legal: PT LOT 44 NW FURTHER DESSCRIBED FROM 2016-353 AS: A part of the SW 1/4 of the NW 1/4 of Section 15, Township 16 North, Range 30 West, described as commencing at the Southeast Comer of said 40 acre tract; thence South 89 degrees 24 minutes 01 seconds West 359.04 feet; thence North 231 feet; thence North 89°24'01" East 95 feet to the Point of Beginning; thence North 89°24' 01" East 102.63 feet; thence North 50.50 feet; thence South 89° 24'0" West 102.63 feet; thence South 50.50 feet to the Point of Beginning, containing 0.12 acres, more or less, Fayetteville, Washington County, Arkansas. AND A part of the Southwest Quarter of the Northwest Quarter, Section 15, Township 16 North, Range 30 West, described as beginning at a point which is a S89° 39'24"W 359.04 feet and N00°03'49"W 231.00 feet from the Southwest Corner of said 40 acre tract; thence N00° 03'49"W 50.50 feet; thence N89°38'24" E 95.00 feet; thence S00° 03'49"E 50.50 feet; thence S89°38'24"W 95.00 feet to the Point of Beginning, containing 0.110 acres, more or less, Fayetteville, Washington County, Arkansas.

Property Information

Physical Address: 16 N WILLOW AVE

Subdivision: 15-16-30 COUNTY COURT PLAT

Block / Lot: N/A / N/A

S-T-R: 15-16-30

Size (Acres):

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$531
Land:	\$20,000	\$4,000	\$3,520	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	51350	10270	5720		
Total:	\$71,350	\$14,270	\$9,240		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Instrument	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/12/2017	2018	25032		DeathCer			FLOWERS-DAVIS, TOMMIE JO;	N/A	Improved
4/18/2017	2017	18280	5582948	DeathCer			FLOWERS, GEORGE E FLOWERS, JOSIE LEE;	N/A	Improved
1/5/2016	2016	353		Warr. Deed			FLOWERS, TOMMIE JO; FLOWERS, JOSIE LEE;	Inc. Additiona l Prop.	Improved
7/2/1992	92	41635		Warr. Deed	0.00	\$0	FLOWERS, JOSSIE LEE	N/A	N/A
3/1/1991	1404	515		Warr. Deed	4.40	\$2,000	FLOWERS, TOMMIE J	Unval.	N/A
5/17/1985	1141	121		Warr. Deed	0.00	\$0	FLOWERS, TOMMIE J	N/A	N/A
12/30/1977	950	148		Warr. Deed			FLOWERS, TOMMIE J	N/A	N/A
7/22/1974	873	395		Quit Claim			FLOWERS, TOMMIE J	N/A	N/A
3/8/1973	847	66		Warr. Deed			FLOWERS, JOSIE LEE	N/A	N/A
9/22/1959	767	337		Warr. Deed			FLOWERS, GEORGE & JOSSIE LEE	N/A	N/A
1/7/1950	411	260		Warr. Deed			FUTRALL, ANNIE D	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$71,350.00	\$8,400.00
2016	\$71,350.00	\$8,400.00
2017	\$71,350.00	\$8,400.00

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE+	Frame Siding Std.	4,134	6	1940	75	Average	

Exterior Wall: SIDING
Foundation: Closed Piers
Floor Struct: Wood with subfloor
Floor Cover: Carpet & Tile
Plumbing: Full: 2
Fireplace: N/A
Heat / Cool: None
Basement: N/A

Parcel: 765-12753-000
 Prev. Parcel: 145928-000-00
 As of: 10/15/2018

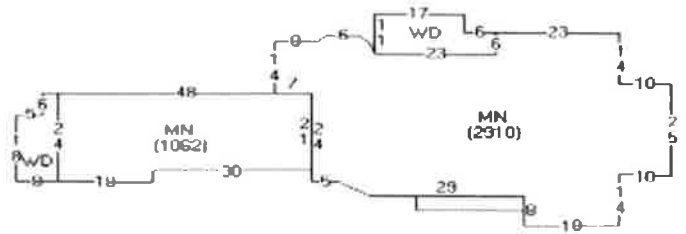
Washington County Report

ID: 47705

Insulation: Ceilings
Roof Cover: Asphalt Shingle
Roof Type: Gable

Basement Area:
Year Remodeled:
Style:

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2910
B	MN	Main Living Area	1062
C	OP	Porch, open	80
D	WD	Wood deck	223
E	WD	Wood deck	162
F	1+	1+, Upper Level	162

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Carport, Dirt Floor		18x20			
Fence, chain link 4'		360			

Other Adjustments

Code	Type	Quantity
FLOORC	L	1961