# - TAX DEEDED PROPERTY IN CONCORD, NH -AT PUBLIC AUCTION SINGLE FAMILY HOME

## THURSDAY, JULY 15 AT 2:00 PM 68 WASHINGTON STREET, CONCORD, NH GREAT OPPORTUNITY FOR END USER OR INVESTOR!



**ID** #21-142 • 1890 built home on a 0.08± acre lot located close to White Park and Downtown Concord • Two Story home offers 1,326± SF GLA, 7 RMS, 3 BRS, 2 BA, wood clapboard siding, hardwood floors, unfinished basement and open side porch • Served by Steam/ Oil heat and public utilities.

Tax Map 54, Lot 2-2. Assessed Value: \$144,800. 2020 Taxes: \$3,875.

**Preview:** One hour prior to sale only; drive-by is recommended.

— SALE TO BE HELD ON SITE —

**Terms:** \$10,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Concord at the time of sale, balance due within 30

days. Conveyance by Quitclaim Deed. Sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

## 7.5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

All information herein is believed but not warranted to be correct. All interested parties are advised to make independent investigation of all matters they deem relevant.

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE James R. St. Jean

> A U C T I O N E E R S 45 Exeter Road, Epping, NH 03042, NH Lic. #2279 - 603-734-4348 • www.jsjauctions.com -



### AGREEMENT AND DEPOSIT RECEIPT

**THIS AGREEMENT** made this \_\_\_\_\_ day of July, 2021 by and between the City of Concord, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 41 Green Street, Concord, New Hampshire, 03301 (hereinafter referred to as the SELLER) AND the BUYER,

having an address of \_\_\_\_\_

If mailing address is different please state:

WITNESSETH: The SELLER agrees to sell and convey, and the BUYER agrees to buy:

#### **PROPERTY DESCRIPTION:**

SELLER'S right, title and interest in certain land with the buildings and improvements thereon, if any, located in Concord, Merrimack County, New Hampshire, known as:

## **68** Washington Street

Being Map: 54 Lot: 2/2

#### **SELLING PRICE, DEPOSIT AND PAYMENT:**

The selling price is \_\_\_\_\_\_ (\$\_\_\_\_\_) payable as follows:

A. The BUYER's deposit, the receipt of which is hereby acknowledged, in the sum of Ten Thousand Dollars (\$10,000.00) for the home; lot to be held in escrow by Seller.

B. The balance of the selling price in the amount of

Shall be paid on the date of transfer of title, by cash or certified bank check

In the event there is any dispute relative to the deposit monies held in Escrow, the SELLER may, in its sole discretion, pay said monies into the Clerk of the Court of proper jurisdiction in an Action of Interpleader and provide each party with notice thereof at the address stated herein. Should for any

reason the funds for the deposit be returned as insufficient, then at the option of the Seller, this contract shall be null and void and the parties shall have no further recourse with regards to this Agreement. **BUYER'S PREMIUM DUE AUCTIONEER:** The selling price does not include the BUYER's premium of seven and one half (7.5%) percent of the purchase price, due to the Auctioneer at closing. BUYER'S premium is calculated as follows:

Selling Price \$\_\_\_\_\_@ 7.5% = \_\_\_\_\_.

Payment of such an amount by the BUYER in accordance with the previous sentence, by cash or certified bank check, at closing is a prior condition of the SELLER'S obligation to convey title. This BUYER's premium is in addition to the purchase price and is payable directly to the Auctioneer.

**DEED:** The SELLER agrees to furnish, at its own expense, a duly executed Quitclaim Deed of the property.

**POSSESSION AND TITLE:** The property is sold in its **"AS IS, WHERE IS"** condition without any warranty as to its condition whatsoever, subject to all tenants and rights of use or possession, outstanding municipal charges for sewer, water or betterment assessments/connection charges for the same and other matters of record, if any, including State and Federal tax liens having priority over the Town's tax lien or title.

**TRANSFER OF TITLE:** The transfer of title shall occur within thirty (30) days from the date of this Agreement, TIME BEING OF THE ESSENCE, at the Concord City Hall, Collections Office located at 41 Green Street, Concord, New Hampshire or at any other place to be mutually agreed upon by the parties.

**<u>TITLE</u>**: If the BUYER desires an examination of title, BUYER shall pay the cost thereof. BUYER acknowledges that title be transferred by Quitclaim Deed and BUYER'S title shall be subject to matters of record and as described in the section entitles POSSESSION AND TITLE above.

**LIQUIDATED DAMAGES:** If the BUYER shall default in the performance of his/her obligations under this Agreement, the amount of the deposit and any additional deposit given by BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S right and interest in and to the Agreement shall, without notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close, SELLER reserves the unqualified right to sell the property to the next highest bidder.

**<u>RADON GAS AND LEAD PAINT NOTIFICATION:</u>** Pursuant to the requirements of New Hampshire RSA 477:4-a, BUYER acknowledges that it has received the following notification.

(a) "Radon Gas. Radon gas, the product of decay of radioactive material in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water." (b) "Lead Paint. Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant woman. Tests are available to determine whether lead is present."

BUYER'S acknowledgements contained in this paragraph shall survive the transfer of title and possession.

**PRIOR STATEMENTS:** All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this Agreement made by the other or on his behalf. This Agreement shall not be altered or modified except by written agreement signed and dated by both the SELLER and the BUYER.

#### **ADDITIONAL PROVISIONS:**

WITNESS: the signatures of the above parties on the dates as noted below.

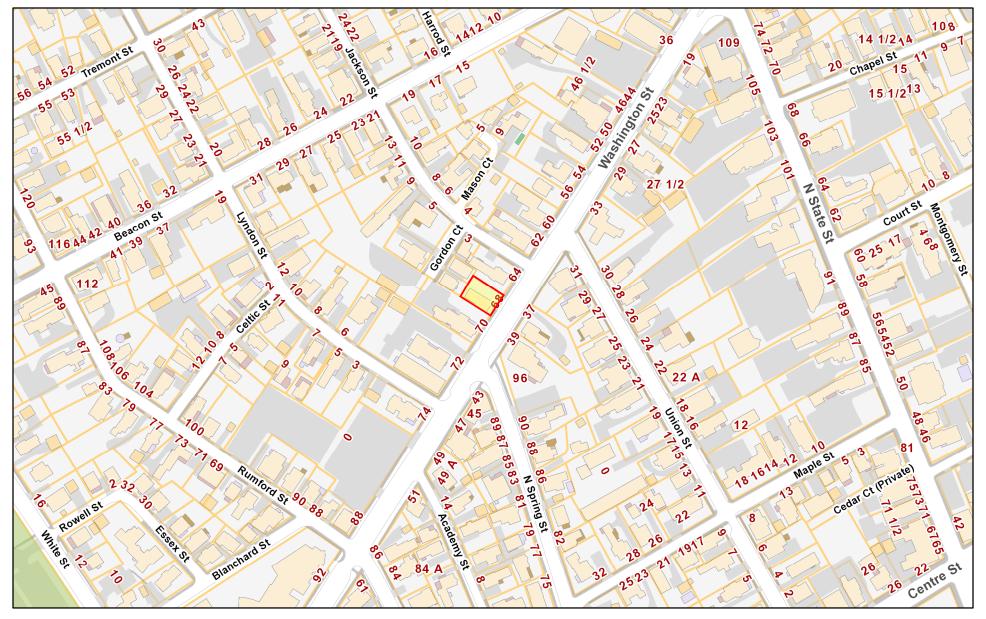
THE City of Concord	BUYER						
By:	By:						
Dawn K Enwright, CTC Its: City Treasurer/Tax Collector	Its:(Title if other than individual)						
Duly Authorized	Duly Authorized						

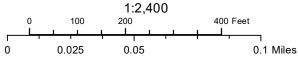
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Total Hall Baths Total Xra Fixtrs Total Xra Fixtrs Total Xra Fixtrs Total Kra Fixtrs Total Kra Fixtrs Total Kra Fixtrs Bath Style: It old Style <ul> <li>All Add Baths Total Kra Fixtrs Total Roms</li> <li>All Add Baths Total Kra Fixtrs Trend</li> <li>Old Style</li> <li>Extemal Obsol</li> <li>Condition %</li> <li>Appreciation %</li> <li>Appreciation %</li> <li>Appreciation %</li> <li>Appreciation %</li> <li>Appreciation %</li> <li>Appreciation %</li> <li>Condition</li> <li>Appreciation %</li> <li>Condition %</li> <li>Cost to Cure Over Comment Cost to Cure Over Comment Cost to Cure Over Comment Cost to Cure Over Comment</li> <li>Cost to</li></ul>			3 Bedrooms									
India mail Baths 0     Year Remodeléd       Didal Xra Fixtors     Depreciation % 45       Total Rooms:     7       Bath Style:     01       Did Style     Functional Obsol       Ritchen Style:     01       Did Style     Trend Factor       Trend Factor     1.100       Ritchen Style:     01       Did Style     Trend Factor       Condition %     20       Percent Good     35       RCNLD     57,600       Dep Wr Comment     Misc Imp Ovr Comment       Misc Imp Ovr Comment     Cost to Cure Ovr Comment       Cost to Cure Ovr Comment     Cost to Cure Ovr Comment       Cost to Cure Ovr Comment     Cost to Cure Ovr Comment       Cost to Cure Ovr Comment     Stop Frog       UBM     Unit Price Yr Bit     Cond. Cd     Grade Grade Adj. Appr. Value       Code     Description     Liking Area Gross Area     Eff Area       BAS     First Floor     956     956     103.07       FHS     Hair Story, Finished     370     618     370     619       FOP     Porch, Open     0     168     322     2.061     3.298					Deprecia			1				
Total Kar Fixtrs Total Roms:       7         Dida Roms:       7         Bath Style:       01         Did Style       5         First Floor       0         Depreciation %       45         Condition       AP         Condition %       20         Percent Good       35         RCNLD       57,600         Dep W Corr       57,600         Dep W Corr       Dep Ovr Comment         Misc Imp Ovr       Misc Imp Ovr         Misc Imp Ovr       Cost to Cure Ovr Comment         Code       Description       L/B         Units       Unit Price Yr Bit Cond. Cd       % Gd         Gode       Description       L/B         BAS       First Floor       956         Stift Floor       956       956       103.07         Perch, Open       0       160       32       2.06.1         VAT<	Total Half Baths	0										
India Routins:     01     Old Style     Functional Obsol     0       Bath Style:     01     Old Style     Functional Obsol     0       Kitchen Style:     01     Old Style     Trend Factor     1.100       Condition     AP       Condition %     20       Percent Good     35       RCNLD     57,600       Deg % Ovr     Deg % Ovr       Deg % Ovr     Deg % Ovr       Deg % Ovr     Deg % Ovr       Cosit to Cure Ovr     Cosit to Cure Ovr       Cosit to Cure Ovr     Cosit to Cure Ovr       Cosit to Cure Ovr     Cosit o Cure Ovr       Code     Description     L/B       Units     Unit Price     Y Bit       Code     Description     L/Ming Area       Gross Area     Eff Area       UAT     Attic, Unfinished     370       Gross Area     Eff Area       UAT     Attic, Unfinished     0       0     350	Total Xtra Fixtrs							15				
Bath Style:     01     Old Style     Principland Obsol     0       Trend     01     Old Style     Trend Factor     1.100       Trend     01     Old Style     Trend Factor     1.100       Percent Good     35     RCNLD     57,600       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Dep % Ovr     Dep % Ovr     Dep % Ovr       Description     LB     Units     Unit Price Yr Bit       Code     Description     LB     Units     Unit Price Yr Bit       Code     Description     LB     Init Price Yr Bit     Code X deg Gross Area       EAS     First Floor     956     956     103 07     96,535       FHS     Half Story, Firished     370     616     370     61:91     38,136       FOP     Proth, Open     0     160     32     20.61     3.298       VAT <td< td=""><td>Total Rooms:</td><td>7</td><td></td><td></td><td></td><td></td><td></td><td>45</td><td></td><td></td><td></td><td></td></td<>	Total Rooms:	7						45				
Kitchen Style:       01       Old Style       Extention Output       0         Trend       Condition       AP       20         Condition %       20       20         Percent Good       35       57,600         Dep Øv Comment Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment       57,600         OB - OUTBULDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)       57         Code       Description       Unit         Unit       Unit       Unit Code (Grade Ad)         Appr. Value       FHS         Code       Description       Living Area         Stript Floor       956       956       103.07         FHS       Half Story, Finished       370       61.91       32.067         VAT       Attic, Unfinished       0       32       20.61		01	Old Style									
Build Build Sub-AREA SummaRY Section         % Condition         AP           Condition         Approximate         20           Percent Good         35           RCNLD         57,600           Dep % Orr         Dep % Or           Dep % Orr         Dep % Orr           Cost to Cure Ovr         Cost to Cure Ovr           Cost to Cure Ovr         Cost to Cure Ovr           Cost to Cure Ovr         Cost to Cure Ovr           Cost to Cure Ovr         Description           L/B         Unit Price         Yr Bit           Description         L/B         Init Price           BAS         First Floor         956           First Floor         956         956           FP         Price Unit Story, Finished         370           Got 32         20.61         3.298           UAT         Attic, Unfinishe										FHS	28	
Building         Condition %         20 Percent Good           Berown Book         57,600           Dep Øv Comment Mise Imp Ovr Comment Cost to Cure Ovr Cost t			Old Otyle							BAS	1000	
Builtoine SuB-AREA SummARY SECTION         Soft Soft Soft Soft Soft Soft Soft Soft	TIEIIU				Conditio	n		AP				
Code     Description     LVB     Area     Eff Area     Unit Cost     Undeprec Value       BAS     First Floor     956     956     103.07     986.355       FHS     Half Story, Finished     370     616     370     61.91     38,136       FOP     Porch, Open     0     160     32     20.61     3,209					Conditio	n %		20				
Dep % Ovr Dep Ovr Comment Misc imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Comment     5 2     2     15       OB - OUTBUILDING & YARD ITEMS(L) / XF- BUILDING EXTRA FEATURES(B)     FHS FOP UBM     FHS FOP UBM       Code     Description     L/B     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Grade Adj.     Appr. Value       Code     Description     L/B     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Grade Adj.     Appr. Value       BAS     First Floor     Living Area     Gross Area     Eff Area     Unit Cost     Undeprec Value       BAS     First Floor     956     956     956     103.07     98,535       FHS     Half Story, Finished     370     616     370     61.91     3.228       VDAT     Attic, Unfinished     0     350     35     10.31     3.607						Good		35				
Dep Ovr Comment Misc Imp Ovr Cost to Cure Ovr Cost Description     5 2     15       Code     Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Unit Area     Gross Area     Eff Area     Unit Onit Cost     Undeprec Value       BAS     First Floor     956     956     103.07     98,535       FHS     Half Story, Finished     370     616     370     61.91       FOP     Porch. Open     0     160     32     20.61     3.298       UAT     Attic, Unfinished     0     35     10.31     3,607								57,600				
Dep Ovr Comment Misc Imp Ovr Cost to Cure Ovr Cost Description     5 2     15       Code     Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Units     Unit Price     Yr Bit     Cond. Cd     % Gd     Grade Adj.     Appr. Value       Description     L/B     Unit Area     Gross Area     Eff Area     Unit Onit Cost     Undeprec Value       BAS     First Floor     956     956     103.07     98,535       FHS     Half Story, Finished     370     616     370     61.91       FOP     Porch. Open     0     160     32     20.61     3.298       UAT     Attic, Unfinished     0     35     10.31     3,607					Dep % C	Dvr						
Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Description     PHS UILDING SUB-AREA SUMMARY SECTION       BuilLDING SUB-AREA SUMMARY SECTION     Init Cost     Undeprec Value       BuilLDING SUB-AREA SUMMARY SECTION     Init Cost     Undeprec Value       Code     Description     Living Area Sister Floor     Eff Area Sister Si					Dep Ovr	Comment			5			
Misc Imp Ovr Comment Cost to Cure Ovr       FHS Code       OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)       Code     Description     L/B     Unit     Unit     Odd     G d     Grade Adj.     Appr. Value       BuilLDING SUB-AREA SUMMARY SECTION     Image: Submary Section     Image: Submary Section     Image: Submary Section     Image: Submary Section       BuilLDING SUB-AREA SUMMARY Section     Image: Submary Section     Image: Submary Section       Box     First Floor     956     956     103.07     98,535       FHS     Half Story, Finished     370     616     370     61.91     38,136       FOP     Porch, Open     0     160     32     20.61     3.298       UAT     Attic, Unfinished     0     350     35     10.31     3.607									2	2 .	15	
Cost to Cure Ovr Cost to Cure Ovr Comment         FHS Code         OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)         Code       Description       L/B       Unit Price       Yr Bit       Cond. Cd       % Gd       Grade Grade Adj.       Appr. Value         Image: Code       Description       L/B       Units       Unit Price       Yr Bit       Cond. Cd       % Gd       Grade Grade Adj.       Appr. Value         BUILDING SUB-AREA SUMMARY SECTION         Code       Description       Living Area       Gross Area       Eff Area       Unit Cost       Undeprec Value         BAS       First Floor       956       956       103.07       98,535       31.36         FOP       Porch, Open       0       160       32       20.61       3.298         UAT       Attic, Unfinished       0       350       35       10.31       3.607					Misc Im	o Ovr Comme	ent		2	4	15	
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)         Code       Description       L/B       Unit       Unit       Cond. Cd       % Gd       Grade       Grade Adj.       Appr. Value         BUILDING SUB-AREA SUMMARY SECTION         Code       Description       Living Area       Gross Area       Eff Area       Unit Cost       Undeprec Value         BAS       First Floor       956       956       103.07       98,535         FHS       Half Story, Finished       370       616       370       61.91       38,136         FOP       Porch, Open       0       160       32       20.61       3,298         UAT       Attic, Unfinished       0       350       35       10.31       3,607										FHS		
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)         Code       Description       L/B       Unit       Unit       Odd Code       Gd Grade Adj.       Appr. Value         BUILDING SUB-AREA SUMMARY SECTION         Code       Description       Living Area       Gross Area       Eff Area       Unit Cost       Undeprec Value         BAS       First Floor       956       956       103.07       98,535         FHS       Half Story, Finished       370       616       370       61.91       38,136         FOP       Porch, Open       0       160       32       20.61       3,298         UAT       Attic, Unfinished       0       350       35       10.31       3,607							amont			FOP		
Code       Description       L/B       Units       Unit Price       Yr Blt       Cond. Cd       % Gd       Grade       Grade       Appr. Value         Image: Code										UBM		
BUILDING SUB-AREA SUMMARY SECTION       Code     Description     Living Area     Gross Area     Eff Area     Unit Cost     Undeprec Value       BAS     First Floor     956     956     956     103.07     98,535       FHS     Half Story, Finished     370     616     370     61.91     38,136       FOP     Porch, Open     0     160     32     20.61     3,298       UAT     Attic, Unfinished     0     350     35     10.31     3,607	Codo L Doscrin	tion 11		DITENIS	Vr Blt   Cond		Crada Grad	(ES(B) de Adi   Appr. Value				
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607							Giade Giad					
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607												
Code         Description         Living Area         Gross Area         Eff Area         Unit Cost         Undeprec Value           BAS         First Floor         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607			BUILDING	SUB-AR	REA SUMMAR	Y SECTION	• •					
BAS         First Floor         956         956         956         103.07         98,535           FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607	Code	Descr	iption	Living Ar	ea Gross Area	Eff Area		t Undeprec Value				
FHS         Half Story, Finished         370         616         370         61.91         38,136           FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607	BAS First Flo	oor			956 95	956						
FOP         Porch, Open         0         160         32         20.61         3,298           UAT         Attic, Unfinished         0         350         35         10.31         3,607			hed	3	870 61							
UAT         Attic, Unfinished         0         350         35         10.31         3,607								31 3 202				
	ORINI Rasem	ent, Unfir	lisnea		U 29	אן <sup>58</sup>	20.6	5,978				
Ttl Gross Liv / Lease Area         1,326         2,372         1,451         149,554	T	tl Gross I	_iv / Lease Area	1,3	2,37	<u>2 1,4</u> 51		149,554				





April 12, 2021