

3/9

3/26 → 4/3

20190155

Rec'd
\$250.00
CK# 122



Town of Wellesley
Planning Department
Lower Level - Town Hall
525 Washington Street
Wellesley, MA
781-431-1019 x2232

Historic Preservation Demolition Review APPLICATION FOR ELIGIBILITY NOTICE

Pursuant to Article 46C of the Town Bylaws, submission of this application (SIDE 1) to the Planning Department and issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years; if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Information:

Property Address: 11 Wildon Rd Wellesley

What year was the structure built? ~ 1945 Source of information: Pg 173 Assessed Values

Check One: Full/Complete Demolition Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

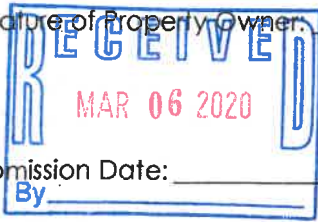
Property Owner Name: Thomas Sabell Phone: 603 718 9532

Mailing Address: 11 Wildon Rd Wellesley

Email Address: TSabell@gmail.com

Application Authorization:

Signature of Property Owner: *Thomas Sabell* Date: 3/6/20



For Town Use Only

Submission Date: _____ Received By: DANA

Fee Paid: \$ 50 Case Number: DR - 2020-09

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: _____

Eligible Building* Expiration Date: _____

*A Preservation Determination is required; please see SIDE 2

SIDE 1

Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on **Side 1** of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

Property Owner Name: Thomas Sobell

Signature of Property Owner:  Date: 3/6/20

Documentation Requirements:

Please submit the following additional information for consideration by the Historical Commission, as applicable:

- **In the case of partial demolition**, plans showing the use or development of the site after such demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and
- **In the case of ANY demolition**, photographs of all existing façade elevations of the Building

For Town Use Only

Documentation Submission Date: 3/6/2020 Received By: Dana

Fee Paid: \$ _____ WHC Public Hearing Date: _____

Historical Commission Determination (refer to issued Notice of Preservation Determination):

Not Preferably Preserved Date Issued: _____

Preferably Preserved Expiration of Delay Period (if applicable): _____

Request to Reduce Delay Period (Waiver)*

*May not be sought until a Preservation Determination is made by the Historical Commission

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Property Owner Name: _____

Signature of Property Owner: _____ Date: _____

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

Friday, March 6, 2020

Town of Wellesley
Planning Department
Historic Preservation

Now that both parents have died, I must sell the property after 62 years. (1958 – 2020)

It is not my intention to demolish, nor partially demolish my home at 11 Wildon Rd. I am making this petition in order to make the property marketable to potential developers. As a result of the preservation issue, some developers have instantly taken "a pass", without making any effort to review the details. I am now required to sell the property. However, this new process has placed an onerous burden on marketing efforts. This includes selling to new families that wish to extend the existing structure.

In this application, I wish to point out some salient facts related to your decision process.

1. Houses on the street, including mine, do not fit the definition for preservation as:
 - a. Historic - person or events. My family purchased in 1958. Nothing unique about me!
 - b. Architecturally important - all designed and built by same builder - Porter
 - c. Not locate within 150 ft of any historic district.
 - d. All the homes constructed during or immediately after WW2. Hence trigger the preservation statute of 1950
2. All the original homes were of similar design, square footage, footprint on the land and similar lot sizes
3. Recent sales have made substantial improvements to the homes and or increased sizes of the residences. Here are some recent sales and expansion improvements
 - a. 7 Wildon Rd. Immediately next to me. Full demolish and reconstruction. Original house was about 1000 ft sq. Developer fully demolished and built home 3866 ft2. It was sold on 10/30/19 - See property record card attached.
 - b. 16 Wildon Rd. Immediately across the street. Partial demolish and reconstruction. The house was sold 7/20/16. The original home was very similar architecturally and total living area to mine at about 1570 ft2. New buyers expanded living area to that house to 3404 ft2 See attached property record card.
 - c. 6 Wildon Rd, across street. Full demolish and reconstruction. Sold by developer 9/15/16. The original house was about 1000 ft sq, The new house is 3276 ft2. - See attached property record card.
 - d. 17 Wildon, immediately next to me was sold 10/15/18. No external changes made.
 - e. Both 2 and 3 Wildon Rd, have had previous expansions and renovations since they were originally constructed in the late 1940's by the original developer.

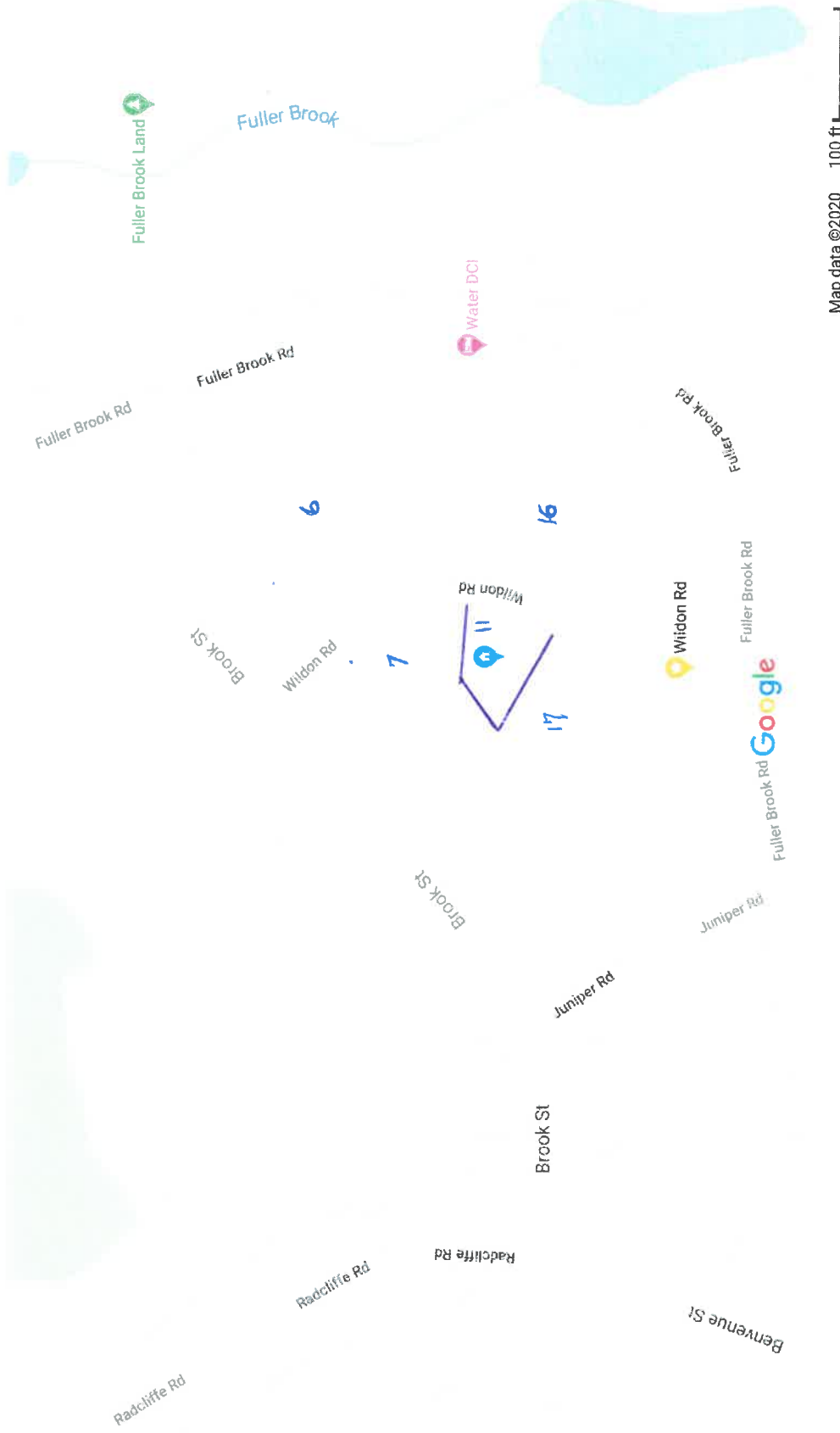
This house has not had any improvements or upgrades since my Dad renovated in the 1960's, anyone wishing to purchase will not be moving in "as is". Whether it be a new family (as was case at 17 Wildon) or a developer, substantial changes will be required. As such, I need the flexibility to market the property to multiple categories of buyers.

To summarize, Time is of the essence. My marketing is stalled. I am seeking an official determination this house is not eligible for preservation.



Respectfully,

Thomas Sobell
11 Wildon Rd Wellesley, MA 02482
603 718 9532



WELLESLEY FISCAL YEAR 2020 - ASSESSED VALUES - RESIDENTIAL

Location	Map ID	Class	Lot Size	Site Indx	Mrkt Area	Style	SH	YB (circ)	Grd	Cnd	FB	HB	Rec Rm	Fin. LL	TLA	Land \$	Bldg \$	Other \$	Total AV \$
14 Wilde Rd	170 56	101	10,000	L5	101	Col	2.00	1937	B+	Avg	3	1	0	0	2,819	\$654,000	\$387,000	\$0	\$1,041,000
15 Wilde Rd	170 67	101	8,000	L5	101	G.Col	2.00	1935	B+	Gd	2	1	0	0	2,846	\$625,000	\$457,000	\$3,000	\$1,085,000
18 Wilde Rd	170 57	101	10,000	L5	101	Col	2.00	1938	B+	Gd	4	1	0	0	3,551	\$654,000	\$559,000	\$0	\$1,213,000
22 Wilde Rd	170 58	101	41,862	L5	101	G.Col	2.00	1947	B+	Avg	3	0	0	0	3,454	\$949,000	\$435,000	\$4,000	\$1,388,000
2 Wilton Rd	78 7	101	10,359	L5	206	Cape	1.90	1941	B	A.Avg	2	1	0	0	2,537	\$719,000	\$264,000	\$0	\$983,000
3 Wilton Rd	78 11	101	12,000	L5	206	Col	2.00	1940	A+	Gd	3	0	0	625	2,848	\$740,000	\$673,000	\$0	\$1,413,000
6 Wilton Rd	78 8	101	15,667	L5	206	Col	2.00	2016	AA	Avg	4	1	0	1,000	3,276	\$791,000	\$913,000	\$0	\$1,704,000
7 Wilton Rd	78 10	101	11,288	L5	206	Col	2.25	2018	AA	Avg	4	1	0	999	3,866	\$731,000	\$755,000	\$0	\$1,486,000
10 Wilton Rd	78 9	101	14,489	L5	206	Cape	1.90	1941	B	A.Avg	3	1	252	150	1,666	\$769,000	\$258,000	\$1,000	\$1,028,000
11 Wilton Rd	79 27	101	11,451	L5	206	Cape	2.00	1945	B	Avg	1	1	240	0	1,570	\$733,000	\$209,000	\$0	\$942,000
12 Wilton Rd	79 28	101	13,586	L5	206	Col	2.00	1940	B	Avg	1	1	0	0	1,585	\$759,000	\$205,000	\$0	\$964,000
16 Wilton Rd	79 29	101	11,914	L5	206	Col	2.00	1945	A-	Gd	2	1	0	299	3,404	\$739,000	\$598,000	\$0	\$1,337,000
17 Wilton Rd	79 26	101	15,814	L5	206	Col	2.00	1945	B+	Gd	2	1	0	0	1,749	\$795,000	\$371,000	\$0	\$1,166,000
19 Wilton Rd	79 25	101	16,197	L5	206	G.Col	2.00	1945	B	A.Avg	1	1	0	0	1,635	\$804,000	\$235,000	\$0	\$1,039,000
20 Wilton Rd	79 30	101	11,489	L5	206	Col	2.00	1945	A-	Gd	2	0	0	0	2,041	\$734,000	\$415,000	\$0	\$1,149,000
24 Wilton Rd	79 31	101	13,800	L5	206	Col	2.00	1946	B	Avg	1	1	240	0	1,570	\$761,000	\$228,000	\$0	\$989,000
37 Wilton Rd	79 9	101	20,006	N5	206	G.Col	2.00	1973	B+	Gd	2	1	0	528	2,332	\$894,000	\$501,000	\$0	\$1,395,000
40 Wilton Rd	79 9 N	101	20,012	N5	206	G.Col	2.00	1973	A-	A.Avg	3	1	0	750	2,996	\$894,000	\$514,000	\$4,000	\$1,412,000
8 Wildwood Circle	113 23 A	132	732	L5	203											\$3,000	\$0	\$0	\$3,000
12 Wildwood Circle	113 26	101	16,688	N5	203	Col	2.50	1950	B+	A.Avg	3	1	300	0	2,956	\$850,000	\$442,000	\$1,000	\$1,293,000
16 Wildwood Circle	113 27	101	13,586	N5	203	G.Col	2.00	1951	A-	Gd	3	1	325	0	2,909	\$790,000	\$548,000	\$0	\$1,338,000
3 Willow Park	10 36	101	10,302	L5	108	Rneh	1.00	1950	C+	A.Avg	2	0	0	700	1,131	\$509,000	\$166,000	\$0	\$675,000
6 Willow Park	10 29	101	11,448	L5	108	Col	2.00	1951	B	A.Avg	4	0	500	0	2,852	\$519,000	\$374,000	\$0	\$893,000
10 Willow Park	10 35	101	16,510	L5	108	G.Col	2.00	1951	B	A.Avg	4	0	0	724	2,572	\$575,000	\$371,000	\$0	\$946,000
11 Willow Park	10 31	101	11,412	L5	108	Col	2.00	1951	B	A.Avg	2	0	150	234	2,864	\$519,000	\$340,000	\$0	\$859,000
14 Willow Park	10 34	101	11,379	L5	108	Rneh	1.00	1951	C	Avg	1	1	0	0	1,298	\$519,000	\$109,000	\$1,000	\$629,000
17 Willow Park	10 32	101	11,497	H5	108	Rneh	1.00	1950	C	Avg	2	0	400	0	1,144	\$494,000	\$119,000	\$0	\$613,000
18 Willow Park	10 33	101	10,784	H5	108	Col	2.00	2016	AA-	Avg	4	1	0	750	3,053	\$488,000	\$656,000	\$0	\$1,144,000
22 Willow Park	10 33	101	13,907	H5	108	Col	2.00	2016	AA-	Avg	4	1	0	699	3,053	\$513,000	\$652,000	\$0	\$1,165,000
2 Willow Rd	159 18	101	10,311	H5	301	Old	1.75	1921	B	Gd	2	1	400	0	2,318	\$625,000	\$336,000	\$14,000	\$975,000
8 Willow Rd	159 19	101	11,494	L5	301	Old	2.00	1925	B-	A.Avg	2	1	234	340	2,418	\$673,000	\$277,000	\$1,000	\$951,000
12 Willow Rd	159 20	101	13,486	L5	301	Col	2.00	2014	AA	Avg	4	1	0	724	3,386	\$695,000	\$853,000	\$0	\$1,548,000
13 Willow Rd	159 99	101	8,300	L5	301	Col	1.90	1928	C+	Gd	2	1	0	210	2,197	\$630,000	\$262,000	\$7,000	\$899,000
14 Willow Rd	159 21	101	13,631	L5	301	Old	2.00	1924	B-	A.Avg	3	1	0	0	3,524	\$696,000	\$326,000	\$0	\$1,022,000
15 Willow Rd	159 98	101	6,897	L5	301	Col	2.00	1928	B-	A.Avg	2	1	0	0	1,974	\$607,000	\$221,000	\$0	\$828,000
16 Willow Rd	159 22	101	10,965	L5	301	Old	2.00	1924	C	B.Avg	1	1	0	0	1,152	\$666,000	\$86,000	\$5,000	\$757,000
18 Willow Rd	159 23	101	9,100	L5	301	Old	2.00	1935	B+	Gd	3	0	308	0	2,548	\$642,000	\$414,000	\$1,000	\$1,057,000
19 Willow Rd	159 95	101	8,091	L5	301	Old	1.90	1940	C+	A.Avg	2	1	240	0	1,406	\$627,000	\$177,000	\$16,000	\$820,000
28 Willow Rd	159 41	101	12,087	L5	301	G.Col	2.00	1958	C+	Avg	2	1	600	0	2,347	\$680,000	\$219,000	\$11,000	\$910,000
30 Willow Rd	159 42	101	26,475	N5	301	Col	2.00	2016	AA	Avg	4	1	0	1,000	3,163	\$943,000	\$905,000	\$0	\$1,848,000
31 Willow Rd	159 86	101	12,069	L5	301	Split	1.00	1958	C+	Avg	1	1	0	600	1,352	\$679,000	\$157,000	\$0	\$836,000
32 Willow Rd	159 43	101	11,964	N5	301	Cape	1.75	1958	B	Gd	3	0	0	288	2,939	\$678,000	\$370,000	\$4,000	\$1,052,000

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Parcel Information:

Location: [11 Wildon Rd](#)
 Parcel ID: 79-27- -
 Class: 101 1-Family
 Type: Residential
 Lot Size: 11,451
 Census: 0
 Zoning: SR20-Single Residence
 Survey #: 0

Assessed Values

	2020 Market Value
Land	\$733,000
Building	\$209,000
Other	\$0
Total	\$942,000

Assessment History

Year	Total Value
2020	\$942,000
2019	\$912,000
2018	\$837,000
2017	\$837,000
2016	\$820,000
2015	\$793,000
2014	\$768,000
2013	\$717,000
2012	\$717,000
2011	\$619,000
2010	\$651,000

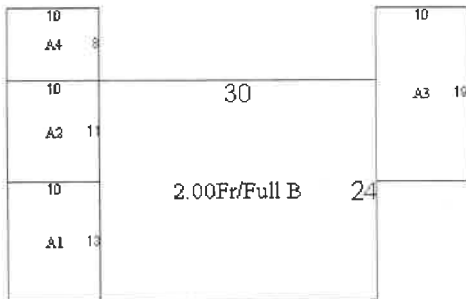
Owner Information

Name: Sobell, Thomas J Trustee
 Sobell Family Trust

Address: 11 Wildon Road Wellesley, MA 02482

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Central Air
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	7	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	B
Half Bath	1	Traffic	L5
Extra Fix	1	Fireplaces	1
Rec Room	12 x20		
Fin Bsmt	none	Year Built	1945
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,570

Area	Lower	First	Second	Third	Area
Main					720
A1	Bsmt Unfn	1s	Frame		130
A2		Encl.	Frame Porch		110
A3		Frame	Garage		190
A4		Concrete/Mason	Patio		80

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
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gambrel cape

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Gas	Road	Public	Sidewalk	No	Landscaping
					Gas	Yes	

Notes:

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	206	11451	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
			none		

Print This Page

Physical Characteristics Date: July 1, 2019

FY2020 Tax Rate for Wellesley, MA \$11.56

Parcel Information:

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Assessment Valuation Date: January 1, 2019

Location: 7 Wilson Rd

Parcel ID: 78-10-

Class: 101 1-Family

Type: Residential

Lot Size: 11,288

Census: 0

Zoning: SR20-Single Residence

Survey #: 0

2020 Market Value		Assessment History	
		Year	Total Value
Land	\$731,000	2020	\$1,488,000
Building	\$755,000	2019	\$701,000
Other	\$0	2018	\$762,000
		2017	\$803,000
		2016	\$788,000
		2015	\$759,000
		2014	\$721,000
		2013	\$667,000
		2012	\$667,000
		2011	\$568,000
		2010	\$600,000
Total	\$1,486,000		

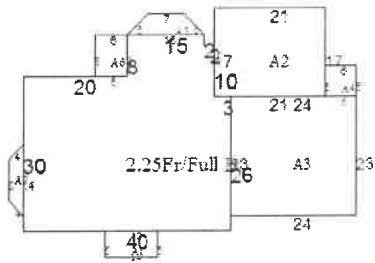
Owner Information

Name: Khara, Manish & Sampath, Rekha

Address: 7 Wilson Road
Wellesley, MA 02481

Notes: ZBA 2018-09

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.25	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	9	Attic	None
Beds	4	Condition	Average
Full Bath	4	Grade	AA
Half Bath	1	Traffic	L5
Extra Fix	3	Fireplaces	2
Rec Room	none		
Fin Bmnt	1 x999	Year Built	2018
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	3,866

Area	Lower	First	Second	Third	Area
Main					1,320
A1		Open Mason Porch			50
A2	Bsmt Unfin	1s Frame			357
A3		Frame Garage	3/4s Frame		552
A4		Open Mason Porch			36
A5		Frame Bay			44
A6		Open Frame Porch	1s Frame		48
A7		Frame Bay			33

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

Per'19 MLS"high efficiency;high ceilings;chef's Kitchn-plentiful counter space;opn fir pln;Fmly Rm-gas fp,coffered ceiling,vaulted Mstr Bdrm-lux blth;3 more generous Bdrms-qlta galore;impeccable detailing;advanced appliances-HVAC & security systems"

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Gas	Road	Public	Sidewalk	No	Landscaping
					Gas	Yes	

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	206	11288	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
10/30/2019	\$2,135,000	37293	305	DNH Homes, LLC	Valid
8/18/2017	\$705,000	35373	345	LaBorne, Donald L, Jr & Mary C	O. physical change after sale-but before assessmnt
4/21/2006	\$660,000	23596	283	Kalfin, Barbara J	Valid
10/1/1990	\$255,000	8770	101		Valid

Physical Characteristics Date: July 1, 2019

FY2020 Tax Rate for Wellesley, MA \$11.56

Parcel Information:

[Print This Page](#)

Assessment Valuation Date: January 1, 2019

Location: 16 Wildon Rd
Parcel ID: 79-29-1
Class: 101 1-Family
Type: Residential
Lot Size: 11,914
Census: 0
Zoning: SR20-Single Residence
Survey #: 0

2020 Market Value	
Land	\$739,000
Building	\$598,000
Other	\$0
Total	\$1,337,000

Assessment History	
Year	Total Value
2020	\$1,337,000
2019	\$1,267,000
2018	\$1,260,000
2017	\$846,000
2016	\$830,000
2015	\$803,000
2014	\$782,000
2013	\$725,000
2012	\$725,000
2011	\$628,000
2010	\$661,000

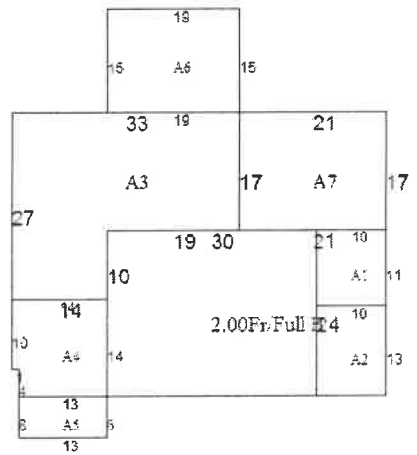
Owner Information

Name: Munchak, Anthony J & Amy E

Address: 16 Wildon Road
Wellesley, MA 02482

Notes: ZBA 2016-92 - addition

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	7	Attic	None
Beds	4	Condition	Good
Full Bath	2	Grade	A-
Half Bath	1	Traffic	L5
Extra Fix	3	Fireplaces	1
Rec Room	none		
Fin Bsmt	1 x299	Year Built	1945
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	3,404

Area	Lower	First	Second	Third	Area
Main					720
A1		1s Frame			110
A2		1s Frame	1s Frame		130
A3	Bsmt Unfn	1s Frame	1s Frame		701
A4		Frame Garage	1s Frame		192
A5		Frame Garage			78
A6		Open Mason Porch			285
A7		Stone or Tile Patio			357

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Per 16 MLS "meticulously maintained; significant improvements = new windows, new heating system, new hot water heater, roof (2009); fml LR-tp; fml DR; EIK; Den; SunRm; recently painted" addition in 2017

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Gas	Road	Public	Sidewalk	No	Landscaping
					Gas	Yes	

Markets

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	206	11914	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
7/20/2016	\$872,000	34282	141	Kuntz, Maria T	O, physical change after sale-but before assessmnt
6/1/2001	\$654,000	15108	399	Birkett, Harriet B	Valid
10/27/2000	\$1	14491	065	16 Wildon Road Realty Trust	F, convenience, correcting deeds
6/1/2000	\$654,000	151080	399	Birkett, Harriet B	Valid

Physical Characteristics Date: July 1, 2019

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FY2020 Tax Rate for Wellesley, MA \$11.56
Assessment Valuation Date: January 1, 2019

Parcel Information:

Location: 6 Wildon Rd.
Parcel ID: 78-8-
Class: 101 1-Family
Type: Residential
Lot Size: 15,667
Census: 0
Zoning: SR20-Single Residence
Survey #: 0

Assessed Values

	2020 Market Value
Land	\$791,000
Building	\$913,000
Other	\$0
Total	\$1,704,000

Assessment History

Year	Total Value
2020	\$1,704,000
2019	\$1,671,000
2018	\$1,697,000
2017	\$1,341,000
2016	\$794,000
2015	\$763,000
2014	\$732,000
2013	\$673,000
2012	\$673,000
2011	\$580,000
2010	\$613,000

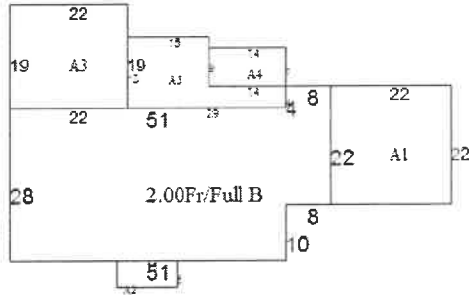
Owner Information

Name: Orfanos, James T & Angela

Address: 6 Wildon Road
Wellesley, MA 02482

Notes: ZBA 2015-70 - raze hse - undersize lot

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	9	Attic	None
Beds	4	Condition	Average
Full Bath	4	Grade	AA
Half Bath	1	Traffic	L5
Extra Fix	5	Fireplaces	1
Rec Room	none		
Fin Bsmt	1 x1000	Year Built	2016
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	3,276

Area	Lower	First	Second	Third	Area
Main					1,184
A1		Frame Garage	3/4s Frame		484
A2	Bsmt Unfin	1s Frame			100
A3	Bsmt Unfin	1s Frame	1s Frame		60
A4	Bsmt Unfin	1s Frame	1s Frame		120
A5		Frame Overhang			9
A6		1s Frame	1s Frame		33
A7		Open Mason Porch			32
A8		1s Frame			10
A9		Canopy			44
A10		Wood Deck			192
A11		Stone or Tile Patio			192

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

Per '16 MLS' opn plan; granite/hi end ss Kchn & Fmly Rm are massive; rich dark walnut hrdwd frs; amazing trim detail; Study; Mstr Suite-massive clst; striking Bth; incredible w/out LL=full bth, great space' Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Below Street	Public	Gas	Road	Public	Sidewalk	Yes	Landscaping
					Gas	Yes	

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	206	15667	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
9/15/2016	\$1,750,000	34468	579	Kane Built, Inc	Valid
11/30/2015	\$775,000	33677	276	Hanks, Priscilla H &	O. physical change after sale-but before assessmnt

8/23/2014	\$100	32335	7 Hanks, Priscilla H	F. convenience, correcting deeds
2/27/2004	\$1	20833	339 Hanks Realty Trust	A. family
2/19/1999	\$1	13241	233 Hanks, Charles L &	A. family

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