

## Staff Report for 2023 State Board of Equalization

**File No.:** 2023-GOLDEN VALLEY-BEACH-NIECE

**Prepared By:** Property Tax Division

**County or City:** City of Beach

**Appellant:** Owen and Nona Niece

**Issue:** Appeal of Residential Property Valuation

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**Summary:** Mr. Owen and Mrs. Nona Niece are appealing the valuation of the residential property value of \$250,200 on parcel 04996000 located at 513 3<sup>rd</sup> Street SE, Beach, ND.

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**Analysis:**

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**Recommendation:**

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600 E. BOULEVARD AVE., DEPT 127  
BISMARCK, ND 58505-0599

WWW.ND.GOV/TAX | TAXINFO@ND.GOV NORTH DAKOTA



August 1, 2023

**POSTMARK**

AUG 01 2023

To Whom it may concern:

I am writing this letter in protest of county property taxes. I attended a city council meeting in which the council agreed that my property taxes were assessed to highly compared to other properties that were built in the same time frame. I also attended an equalization meeting held by the council, County commissioner, tax director and County Auditor. The public did not get the answers they were asking. At the end of the meeting the council voted they were equalized. The next morning one of the council members stopped to visit with me, and he knew I was not happy with the outcome on the meeting. He said that he did not feel the properties are equalized, but we were all told it did not matter how we voted it would not change any of the taxes. I missed the next county meeting having the wrong date written down, so I went to visit with the tax director, and she informed me I would not be heard at State. I feel my taxes have been assessed to high and then they added another \$50,000. For the coming year. The taxes in Beach have not been assessed equally. Thank you for your time.



## Appellant Information – State Board of Equalization

County or City: Enter County or City Name  
Appellant: Enter Appellant Name  
Type of Appeal: Choose One

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2023, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

propertytax@nd.gov

or

The Office of State Tax Commissioner, Attn: Property Tax,  
600 E Boulevard Ave., Bismarck, ND 58505-0599

### Information for Property Referenced in Appeal:

Address: 513 3<sup>rd</sup> St SE Beach ND  
Township Name:  
County: Golden Valley  
Parcel ID: 04996000  
Legal Description: Lot 14 Block: 12, Hunters 5<sup>th</sup>

### Appellant Contact Information:

Appellant Name: Owen & Nona Niece  
Address: 513 3<sup>rd</sup> St SE Beach ND  
Phone Number: 701-876-9334  
Email Address: Bnniece@midstate.net

### Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No  
(If No, please see the Consent to Release Financial Info)

Did you receive a notice of increase letter from the city/township? (choose all that apply)

☒ Prior to ☐ After Township/City Equalization Meeting  
☐ Prior to ☐ After County Equalization Meeting  
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)

☒ Township/City ☐ County ☐ N/A

*\*Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.*

Has a recent appraisal been completed on the property?

☐ Yes (if yes, please attach) ☒ No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- ☐ Factual error, that is, a data collection or clerical error.
- ☐ Equity and uniformity claim of discriminatory level of assessment.
- ☒ Belief that the valuation is inaccurate.
- ☐ Exemption, classification, or assessment limitation.

Please attach or email (propertytax@nd.gov) the following:

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed
3. Consent to Release Financial Information, if required

#### **Appeal Process:**

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.
- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

600 E. BOULEVARD AVE., DEPT. 127  
BISMARCK, ND 58505-0599

TAX.ND.GOV | TAXINFO@ND.GOV NORTH DAKOTA





573 3 ST SE, BEACH Deed: NIECE, OWEN ROBERT ET UX Map Area: Beach City Resident Checks/Tags: AAS, 07/22/2013  
 Contract: CID#: 04996000 Route: 005-009-020 Lister/Date: AAS, 10/23/2013  
 Urban / Residential DBA: Subdiv: 15 HUNTER'S 5TH ADDITION Review/Date: AB, 10/23/2013  
 Legal: LOT 14 Block: 12, HUNTER'S 5TH MLS: Entry Status: Estimated

Land									
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type
FF Main	50.00	50.00	141.00	141.00	0.00	7,050.00	0.162	1.00	50.00
Sub Total						7,050.00	0.162		
Lump Sum						0.00	0.000		
Grand Total						7,050.00	0.162		
Land Use									
FF Main	Paved	City	Utilities	Zoning	Single Family Residential	Residential	Agricultural	Land Use	
Lump Sum	None	None		Not Applicable					
Building Permits									
Date	\$ Amount	NUTC	Recording	Date	Number	Reg	\$ Amount	Reason	Type
				9/16/2019	08-2019	Y	\$2,000	Addition	Land
									Dwlg
									Impr
									Total
									\$250,100
									\$201,600

Alley access that is not maintain by city!  
 I have brought this to cities attention numerous times & to county! Flooded my basement through alley once already!  
 No backyard no extra sheds. One Porch inclosed. No Concrete Patio! Cement was added to try and prevent floodin  
 Had realtor look and both sheets mine & took Ave. she said about 150-160 thousand different in price. I had last director through my house and he added things I clearly did not have!  
 The to property should not be accessed or in the same Category!

Res. Structure		Finish			Plumbing		Addition		Garage		
Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Full Bath	1	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built	2017	Style	Att Fr.
Year Built	1982	Living Qtrs. (Mult)	952		\$21.50	Toilet Room		EFA	6	W X L	0' X 0'
EFA / EFR	41 / 1982					Lavatory		EFA Year	2017	Area (SF)	1,292
Arch. Dsgn	N/A	Foundation	Conc			Water Closet		Style	1 Sty Fr.	Year Built	2017
Style	1 Story Frame	Exterior Walls	Cement Board			Sink		Area (SF)	352	EFA	6
AreaSF/TLA	952 / 1,304	Roof	Asph / Gable			Shower Stall/Tub		Condition	Above Normal	EFF Year	2017
GLA 1st/2nd	1,304 / 0	Interior Finish	Dowl / Panel			Mtl St Sh Bath		Phy-Depr. %	1.00	Grade	Main Building
Grade	4+10	Flooring	Carp / Vinyl			Mtl Stall Shower		Bsmt (SF)	352	Condition	A NML
Grade Mult.	1.420	Non-base Heating		Fireplace	1	No Bathroom		NoBsmt Fir(SF)		Bsmt (SF)	
Condition	A NML	Floor/Mail #	0	Prefab, 1 Sty (None)	1	Wet Bar		Heal	FHA - Gas	Qtrs Over (SF)	None
Phy-Depr. %	17%	Pipeless #	0			Whirlpool Bathroom		AC	Yes	Qtrs AC (SF)	
Basement	Full	Hand Fired (Y/N)	No			Whirlpool Tub		Attic (SF)		%Phy/Fobs/Eobs	1.00-0-0
No Bsmt Fir.	0	Space Heat #	0			No Hot Water Tank		Obsolescence			
Heat	FHA - Gas	Appliances				No Plumbing		Functional %	0%		
AC	Yes	Range Unit	Built-In Vacuums			Sewer & Water Only		Economic %	0%		
Attic	1/2 Finished 333SF	Oven - Single	Intercom System			Water Only w/Sink		Other %	0%		
		Oven - Double	BI Stereo			Hot Tub					
		Dishwasher				Bidet					
		Microwave				Fbigs Service Sink					
		Trash Compactor				Urinal					
		Jennair				Sauna					
		Security System				W/Pool Bath w/Shower					

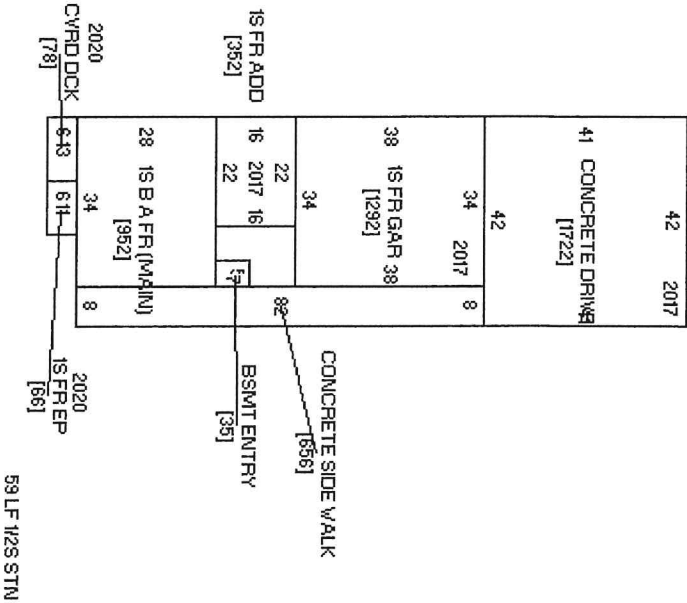




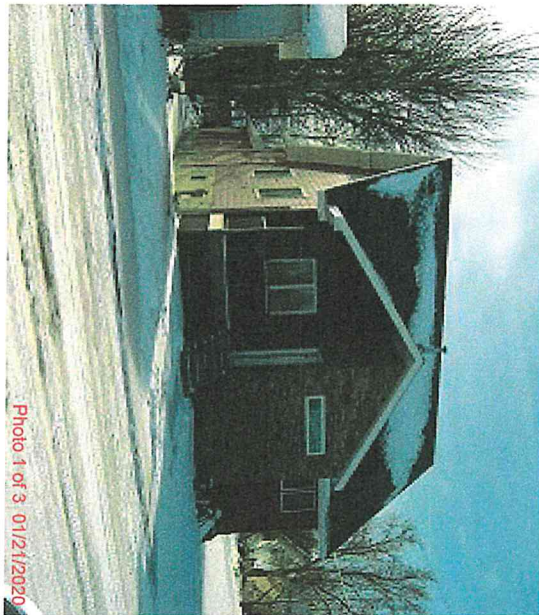
Bldg / Addn	Description (RCN \$279,070)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	952		\$91,940									
#1	Bsmt Fin - Living Qtrs. (Mult) (Avg)	952 Tbl	\$21.50	\$20,468									
	Base Heat: FHA - Gas												
	Add Central Air	952	\$2,250.00	\$2,250									
	Add 1/2 Finished attic	333		\$9,930									
#1	Porch: 1S Frame Enclosed	66 SF	\$3,600.00	\$3,600									
#2	Porch: 1S Frame Enclosed	78 SF	\$3,920.00	\$3,920									
	Deck #1: Bsmt Entry-Med	35 SF	\$19.00	\$665									
None	Deck #2: Concrete Patio-Med	1,722 SF	\$3.25	\$5,597									
None	Deck #3: Concrete Patio-Med	656 SF	\$3.25	\$2,132									
None	Veneer #1 1/2 Story Stone	59.0 LF	\$63.00	\$3,717									
None	Fireplace: Prefab, 1 Story	1	\$3,900.00	\$3,900									
	Garage: Att Frame	1,292 SF		\$26,809	1.420	2017	1.00						
	<b>Building Sub Total</b>			<b>\$174,928</b>	1.420	1982	17.00	0	0	0			<b>\$212,261</b>
Adtn	1 Story Frame	352 SF		\$21,600	1.420	2017	1.00	0	0	0			<b>\$30,365</b>
	Basement area	352 SF											
	<b>Building TOTAL Value</b>			<b>\$242,626</b>								<b>1.000</b>	<b>\$242,600</b>

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2022	VAl Import from 2022 file	Import			\$7,500	\$194,100	\$0	\$0	\$201,600
2021	VAl Import from 2021 file.	Import			\$7,500	\$109,700	\$0	\$0	\$117,200
2021		Appr	Urban	Res	\$7,500	\$109,700	\$0	\$0	\$117,200
2020		Appr	Urban	Res	\$7,500	\$112,300	\$0	\$0	\$119,800
2019	VAl Imort from file 2019	Import			\$7,500	\$109,700	\$0	\$0	\$117,200
2018	VAl Import from file 2018	Import			\$7,500	\$111,000	\$0	\$0	\$118,500
2017		Appr	Urban	Res	\$7,500	\$112,300	\$0	\$0	\$119,800
2016	VAl Import from file	Import			\$7,500	\$112,300	\$0	\$0	\$119,800
2015	VAl Import from file	Import			\$7,500	\$112,300	\$0	\$0	\$119,800
2014	VAl Import from file.	Import			\$7,500	\$119,600	\$0	\$0	\$127,100
2013	Import from PAT file	Import	Urban	Res	\$3,304	\$53,335	\$0	\$0	\$56,639
2011		BoFR	Urban	Res	\$0	\$47,200	\$0	\$0	\$47,200
2010		BoFR			\$0	\$47,200	\$0	\$0	\$47,200





Sketch 1 of 1



Notes:

01/22/2020

INSPECTE PARCEL, NOTED 16 X 22' KITCHEN ADDITION AND 38' X 34' GARAGE NOT ASSESSED  
INSPECTED PARCEL AND UPDATED SKETCH, OWNER STATED THAT THE MAJORITY OF CONSTRUCTION HAD TAKEN PLACE IN 2017 NOTHING IS COMPLETE

EXTERIOR

ENTRY PORCH ADDITION STONE VANEER 6 X 12 TO PEEK  
AVERAGE QUALITY SIDING, ADDITION TO ORIGINAL STRUCTURE NOT COMPLETED


BASEMENT

PORTION UNDER ADDITION NOT FINISHED  
952 SQ FT FINISHED AS LIVINGSPACE  
SHOWER STALL AND STOOL TILED AND AVERAGE QUALITY FINISH

INTERIOR

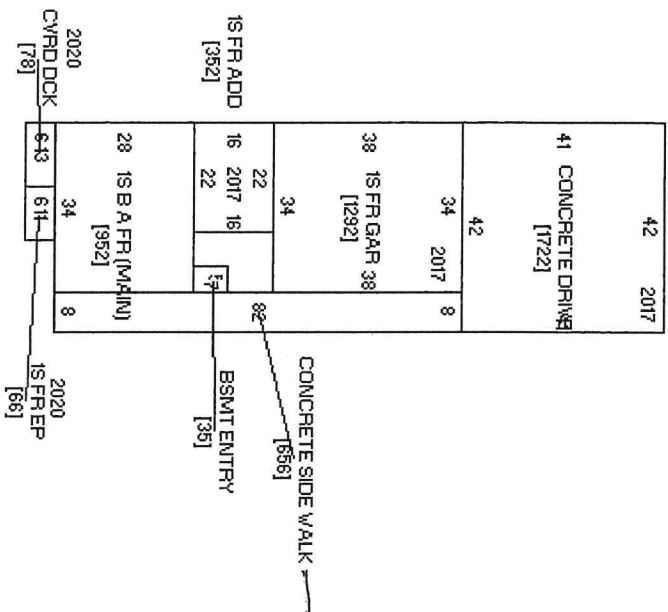
AVERAGE QUALITY, KITCHEN ADDITION DRYWALL ONLY NOT FINISH  
KITCHEN CABINETS IN ORIGINAL PORTION AVERAGE QUALITY

Res. Structure					Finish			Plumbing				Addition				Garage		
Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	3	Full Bath		1	Addition	1 of 1	Garage	1 of 1						
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath			Year Built	2017		Att Fr.						
Year Built	1982	Living Qtrs. (Multi)	952		\$21.50	Toilet Room			EFA	6		0 X 0						
EFA / EFFr	41 / 1982					Lavatory			EFA Year	2017		1,292						
Arch. Dsgn	N/A					Water Closet			Style	1 Sty Fr.		2017						
Style	1 Story Frame	Foundation	Conc			Sink			Area (SF)	352	EFA	6						
AreasF/LA	962 / 1,304	Exterior Walls	Cement Board			Shower Stall/Tub			Condition	Above Normal	EFF Year	2017						
GLA 1st/2nd	1,304 / 0	Roof	Asph / Gable			Mlt St Sh Bath			Ply-Depr.%	1.00	Grade	Main Building						
Grade	4+10	Interior Finish	Dwnl / Panel			Mlt Stall Shower			Bsrnt (SF)	352	Condition	A NML						
Grade Mult.	1,420	Flooring	Cap / Vinyl			No Bathroom			NoBsrnt Flr(SF)									
Condition	A NML	Non-base Heating			Fireplace				Heat	FHA - Gas	Qrs Over	None						
Ply-Depr. %	17%	Floor/Wall #	0	Prefab, 1 Sty	1	Whirlpool Bathroom			AC	Yes	Qrs Over (SF)							
Basement	Full	Pipeless #	0			Whirlpool Tub			Attic (SF)		Qrs AC (SF)							
No Bsrnt Flr.	0	Hand Fired (Y/N)	No			No Hot Water Tank					%Ply/Fobs/Eobs	1.00-0-0						
Heat	FHA - Gas	Space Heat #	0			No Plumbing			Obsolescence									
AC	Yes	Appliances				Sewer & Water Only			Functional %	0%	Stalls- Bsrnt / Std							
Attic	1/2 Finished 333SF	Range Unit	Built-In Vacuums			Water Only w/Sink			Economic %	0%								
		Oven - Single	Intercom System			Hot Tub			Other %	0%								
		Oven - Double	Bl Stereo			Bidet			None									
		Dishwasher				Fbgls Service Sink			None									
		Microwave				Urinal			None									
		Ttash Compactor				Sauna			None									
		Jennair				w/Pool Bath w/Shower			None									
		Security System																



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(rev. 24.0.38.4511)





to prevent flooding from Alley!  
Since city does not maintain  
alley! Total ruin basement once  
already!



Photo 1 of 3 01/21/2020

Photo 2 of 3 02/02/2020

Photo 3 of 3 10/12/2003

Sketch 1 of 1



6/27/23  
-15mm



Notes:

01/22/2020

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INTERIOR

AVERAGE QUALITY, KITCHEN ADDITION DRYWALL ONLY NOT FINISH  
KITCHEN CABINETS IN ORIGINAL PORTION AVERAGE QUALITY



Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2022	VAl Import from 2022 file	Import			\$7,500	\$194,100	\$0	\$0	\$201,600
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2021		Appr	Urban	Res	\$7,500	\$109,700	\$0	\$0	\$117,200
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2018	VAl Import from file 2018	Import			\$7,500	\$111,000	\$0	\$0	\$118,500
2017		Appr	Urban	Res	\$7,500	\$112,300	\$0	\$0	\$119,800
2016	VAl Import from file	Import			\$7,500	\$112,300	\$0	\$0	\$119,800
2015	VAl Import from file	Import			\$7,500	\$112,300	\$0	\$0	\$119,800
2014	VAl Import from file.	Import			\$7,500	\$119,600	\$0	\$0	\$127,100
2013	Import from PAT file	Import	Urban	Res	\$3,304	\$53,335	\$0	\$0	\$56,639
2011		BoFR	Urban	Res	\$0	\$47,200	\$0	\$0	\$47,200
2010		BoFR			\$0	\$47,200	\$0	\$0	\$47,200

Blgd / Addn	Description (RCN \$279,070)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	1 Story Frame	952		\$91,940									
#1	Bsmt Fin - Living Qtrs. (Mult) (Avg)	952 Tbl	\$21.50	\$20,468									
	Base Heat: FHA - Gas												
	Add Central Air	952	\$2,250.00	\$2,250									
	Add 1/2 Finished attic	333		\$9,930									
#1	Porch: 1S Frame Enclosed	66 SF	\$3,600.00	\$3,600									
#2	Porch: 1S Frame Enclosed	78 SF	\$3,920.00	\$3,920									
	Deck #1: Bsmt Entry-Med	35 SF	\$19.00	\$665									
	Deck #2: Concrete Patio-Med	1,722 SF	\$3.25	\$5,597									
	Deck #3: Concrete Patio-Med	656 SF	\$3.25	\$2,132									
	Veneer #1 1/2 Story Stone	59.0 LF	\$63.00	\$3,717									
#1	Fireplace: Prefab, 1 Story	1	\$3,900.00	\$3,900									
	Garage: Att Frame	1,292 SF		\$26,809	1.420	2017	1.00						
	<b>Building Sub Total</b>			<b>\$174,928</b>	1.420	1982	17.00	0	0	0			<b>\$212,261</b>
Adtn	1 Story Frame	352 SF		\$21,600	1.420	2017	1.00	0	0	0			<b>\$30,365</b>
	Basement area	352 SF											
	<b>Building TOTAL Value</b>										<b>\$242,626</b>	<b>1.000</b>	<b>\$242,600</b>



Deed: NIECE, OWEN ROBERT ET UX
Map Area: Beach City Resident
Checks/Tags:

Contract:
Route: 005-009-020
Lister/Date: AAS, 07/22/2013

CID#: 04996000
Tax Dist: City of Beach
Review/Date: AB, 10/23/2013

DBA:
Plat Page: BK 1, PG 32-33
Entry Status: Estimated

MLS:
Subdiv: 15 HUNTERS 5TH ADDITION

Urban / Residential
Legal: LOT 14 Block: 12, HUNTERS 5TH

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo
FF Main	50.00	50.00	141.00	141.00	0.00	7,050.00	0.162	1.00	50.00	R-150	\$150.00	\$7,500	0%
Sub Total						0.00	0.000					\$0	0%
Lump Sum						7,050.00	0.162					\$7,500	0%
Grand Total												\$7,500	
Land Use													
FF Main	Paved				City					Single Family Residential		Residential	
Lump Sum	None				None					Not Applicable		Agricultural	
Values													
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr. 2022
				9/16/2019	08-2019	Y	\$2,000	Addition	Land	\$7,500		\$0	\$7,500
									Dwlg	\$242,600		\$0	\$194,100
									Impr			\$0	
									Total	\$250,100		\$0	\$201,600

Urban / Residential
Legal: LOT 1 & N 40' OF LOT 2, Block: 2, ZOOK'S ADDITION

Map Area: Beach City Resident
Route: 001-003-010
Tax Dist: City of Beach
Plat Page:
Subdiv: 25 ZOOK'S 1ST ADDITION

Checks/Tags:
Lister/Date: LF, 07/16/2013
Review/Date: AB, 10/21/2013
Entry Status: Inspected

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo
FF Main	120.00	120.00	100.00	100.00	0.00	12,000.00	0.276	0.38	105.60	R-150	\$150.00	\$15,840	0%
Sub Total						0.00	0.000					\$0	0%
Lump Sum						12,000.00	0.276					\$15,840	0%
Grand Total												\$15,840	0%
Street													
FF Main	Paved												
Lump Sum	None												
Utilities													
FF Main	Paved												
Lump Sum	None												
Zoning													
FF Main	Paved												
Lump Sum	None												
Building Permits													
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2022
11/18/2000		D000	87942	10/18/2000	5-2000	N	\$18,500	Addition	Land	\$15,800		\$0	\$15,800
									Dwlg	\$249,400		\$0	\$194,900
									Impr	\$0		\$0	\$0
									Total	\$265,200		\$0	\$210,700

Corner Lot next to High School. Double Decker shed. large cement patio off back. large storage connected to garage!



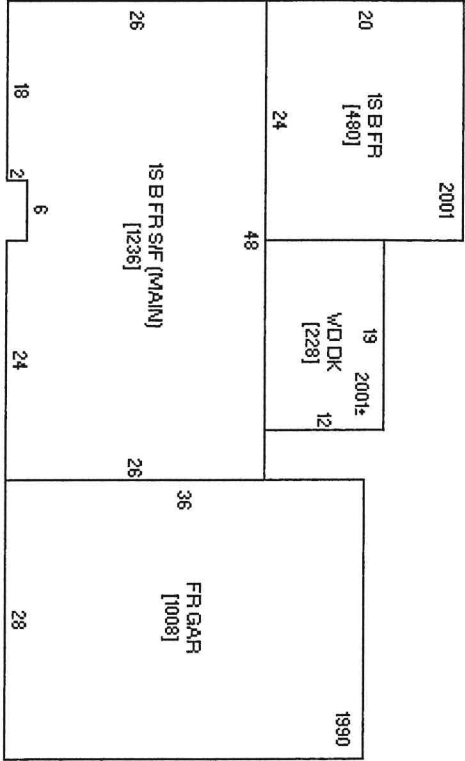


Bldg / Addn	Description (RCN \$287,170)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$100)
	101 — Single-Family / Owner Occupied												
	Spilt Foyer Frame	1,236		\$106,100									
#1	Bsmt Fin - Living Qtrs. (Mult) (Avg)	1,100 Tbl	\$21.50	\$23,650									
	Base Heat: FHA - Gas												
	Add Central Air	1,236	\$2,290.00	\$2,290									
	Deck #1: Wood Deck-Med	228 SF	\$16.00	\$3,648									
	Veneer #1 1/2 Story Brick	74.0 LF	\$35.00	\$2,590									
	Plumbing	3	N/A	\$4,800									
#1	Fireplace: Gas/Elec-Side, 1 Story	1	\$3,300.00	\$3,300									
#2	Fireplace: Gas-Vertical, 1 Story	1	\$3,700.00	\$3,700									
	Garage: Att Frame	1,008 SF		\$20,916	1,440	1990	9.00						
	<b>Building Sub Total</b>			<b>\$170,994</b>	1,440	1983	16.00	0	0	0			<b>\$208,942</b>
Adtn	1 Story Frame	480 SF		\$28,430	1,440	2001	2.00	0	0	0			<b>\$40,120</b>
	Basement area	480 SF											
	<b>Building TOTAL Value</b>										<b>\$249,062</b>	<b>1,000</b>	<b>\$249,100</b>



[illegible]

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2022	VAl Import from 2022 file	Import			\$15,800	\$194,900	\$0	\$0	\$210,700
2021	VAl Import from 2021 file.	Import			\$15,800	\$199,100	\$0	\$0	\$214,900
2020		Appr	Urban	Res	\$15,800	\$201,700	\$0	\$0	\$217,500
2019	VAl Import from file 2019	Import			\$15,800	\$199,100	\$0	\$0	\$214,900
2018	VAl Import from file 2018	Import			\$15,800	\$199,300	\$0	\$0	\$215,100
2017		Appr	Urban	Res	\$15,800	\$201,700	\$0	\$0	\$217,500
2016	VAl Import from file	Import			\$15,800	\$201,700	\$0	\$0	\$217,500
2015	VAl Import from file	Import			\$15,800	\$201,700	\$0	\$0	\$217,500
2014	VAl Import from file.	Import			\$15,800	\$214,700	\$0	\$0	\$230,500
2013	Import from PAT file	Import	Urban	Res	\$9,912	\$108,321	\$0	\$0	\$118,233
2011		BoFR	Urban	Res	\$0	\$91,800	\$0	\$0	\$91,800
2010		BoFR			\$0	\$91,800	\$0	\$0	\$91,800



74 LF 112S BRK



Photo 1 of 2, 07/24/2013



Photo 2 of 2, 09/05/2016

Sketch 1 of 1

Notes:

Note Title: VAI

09/15/2015

NEW SIDING INSTALLED

EXTERIOR  
2' OH FRONT OF DWLG. 2001 ADDN HAS WOOD FOUNDATION. 10 X 12 ELEVATED PLAYHOUSE, NC. 10 X 12 DET CONC PATIO AT AVERAGE. ORIGINAL SIDING. WINDOW REPLACEMENTS OVERTIME 2001-2010. 2008 UPDATED ASPH SHINGLES.

BASEMENT  
REC RM WITH FIREPLACE, HALL, SHOWER STALL BATH CERAMIC, 3 BDRMS, OFFICE, CARPET/CERAMIC, DRWL, DRWL/SUSPENDED.

INTERIOR  
KITCHEN CABINETS STAINED WOOD 2010. KITCHEN FLR HDWD 2010. CARPETS LAST UPDATED 2001. COUNTERS GRANITE 2010. STAINED WOOD TRIM. GAS VERTICAL FIREPLACE. LOW CATHEDRAL CEILING OVER 2001 ADDN. 2010  
KITCHEN. SHOWER STALL BATHS 2011 & 2012. 2010 FURNACE & UPDATED AC.



