



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE**HULL, MASSACHUSETTS 02045**

April 7, 2020

Derek Ohman
3 Hampton Circle
Hull, Ma 02045

Re: 3 Hampton Circle

Dear Mr. Ohman;

I am in receipt of your building permit application dated January 21, 2020 on which you propose to perform the following work:

“Remodel kitchen, build 10’X27’ addition off back of house on precast big foots with flat roof deck”

After having reviewed said application I have determined that this would be in violation of the Town’s Zoning by-law(s).

Section 61, Non-Conforming Uses, paragraph 61-2, sub para f, Pre-Existing Structures.

The proposed addition requires a special permit and a variance from the Zoning Board of Appeals.

Existing and proposed left side set back is less than required and will require a special permit. The existing lot coverage is 27.9% and the proposed appears to be 34.8%.

Therefore, you are required to file all necessary applications for a public hearing and appeal with the Hull Zoning Board of Appeals, pursuant to MGL Chapter 40-A.

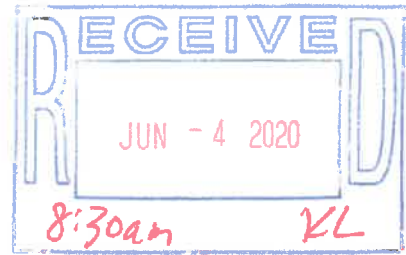
Any questions regarding this matter may be directed to this department.

Very Truly Yours,

Bartley Kelly,
Building Commissioner



**TOWN OF HULL
ZONING BOARD OF APPEALS**

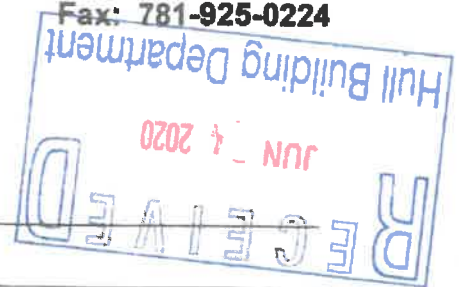


**253 Atlantic Avenue
Hull, Massachusetts 02045**

781-925-2000

Fax: 781-925-0224

APPLICATION FOR HEARING
PACKET TO BE COMPLETED IN TRIPPLICATE
 (see reverse for instructions)
 (Revised MAY 2016)



1. **Address of Property:** 3 HAMPTON Circle

Zoning District: SF-A

Assessor's Map No.: 36 Assessor's Parcel No.: 029

Title Reference (Attach Copy of Deed or Transfer Certificate of Title):

Book: 50452, Page 59 Certificate of Title No:
(Plymouth County Registry of Deeds) (Plymouth County Registry District of the Land Court)

2. Applicant:

Name: Pericle Ohman

Name: _____

Address: 3 HAMPTON Circle

Address: _____

Address: _____

Address: _____

Phone: 339-205-8606

Phone: _____

3. **Owner:** (If owner is also applicant, go directly to #4)

Name: _____

Name: _____

Address: _____

Address: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

4. If you have signed a P&S Agreement, attach a copy of the executed agreement.

5. **The applicant must attach the following: (Place ✓ beside each)**

copy of the Building Commissioner's Denial Letter ✓

✓ copy of Deed or Certificate of Title ☆ ✓

copy of Plot Plan or Survey & Proposed Building Plans (5 sets of each)

✓ pictures of the building (views of front, rear, left side & right side)

☒ 2 copies certified abutters list and a property card (Obtain at Assessors Office)

_____ copy of P & S Agreement to the property (if applicable)

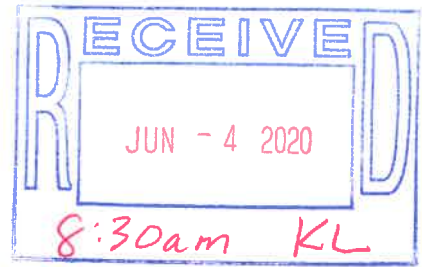
Special Permit Questionnaire or Variance Questionnaire

✓ filing fee \$275.00

Page 6: Bldg. Commissioner's Review and Certification



**TOWN OF HULL
ZONING BOARD OF APPEALS**



**253 Atlantic Avenue
Hull, Massachusetts 02045**

**781-925-2000
Fax: 781-925-0224**

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(see reverse for instructions)
(Revised MAY 2016)

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Zoning District: _____

Assessor's Map No.: _____ Assessor's Parcel No.: _____

Title Reference (Attach Copy of Deed or Transfer Certificate of Title):

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(Plymouth County Registry of Deeds) (Plymouth County Registry District of the Land Court)

2. **Applicant:**

Name: Perick Ohman Name: _____

Address: 3 HAMPTON Circle Address: _____

Address: _____ Address: _____

Phone: 339-205-8606 Phone: _____

3. **Owner:** (If owner is also applicant, go directly to #4)

Name: _____ Name: _____

Address: _____ Address: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

4. **If you have signed a P&S Agreement**, attach a copy of the executed agreement.

5. **The applicant must** attach the following: (Place ☒ beside each)

- ☒ copy of the Building Commissioner's Denial Letter ☒
- ☒ copy of Deed or Certificate of Title ☒
- ☒ copy of Plot Plan or Survey & Proposed Building Plans (**5 sets of each**) ☒
- ☒ pictures of the building (views of front, rear, left side & right side) ☒
- ☒ 2 copies certified abutters list and a property card (Obtain at Assessors Office) ☒
- ☐ copy of P & S Agreement to the property (if applicable) ☒
- ☒ Special Permit Questionnaire or Variance Questionnaire ☒
- ☒ filing fee \$275.00 ☒
- ☐ Page 6: Bldg. Commissioner's Review and Certification

6. Reason for petition/application:

☒ Special Permit
☒ Variance
☒ Appeal Decision of Bldg. Comm.

-----> Hull By-Law §: _____
-----> Hull By-law §: _____
-----> Hull By-Law §: _____

7. Describe why you seek a Special Permit, Variance or Other Relief:

The existing lot coverage is 27.9%
and the proposed area is greater than
30%. However not changing layout of
house the back deck is being made into
living room.

(Use Additional Sheets as Necessary)

9. Name, address and phone number of your attorney (if applicable):

Signed under the pains and penalties of perjury, this May day of 27, 2020.

D. Ohm

(Applicant or Attorney)

(Applicant or Attorney)

NOTE: DO NOT ATTEMPT TO DISCUSS THE MERITS OF YOUR CASE WITH ANY INDIVIDUAL MEMBER OF THE BOARD
OF APPEALS AT ANY TIME. YOU WILL HAVE AN OPPORTUNITY TO SPEAK AT THE PUBLIC HEARING ON YOUR APPLICATION BEFORE THE FULL BOARD.

SPECIAL PERMIT QUESTIONNAIRE

1. Describe why the proposed change to your property would be in harmony with the general purpose and intent of the By-Law:

The footprint of my home will not change and the deck will be below 5 feet.

2. Describe how the proposed change to your property would potentially impact your neighborhood (either visually or in any other manner), especially abutting and nearby properties (i.e., describe the potential effects of lighting, drainage, noise, views on neighboring properties):

It will have zero affect on all abutting properties. Will not affect any views or the daylight.

3. Describe how the proposed change to your property would potentially affect the character of your zoning district:

It should not have any affect on my zoning district.

4. Describe why you believe that the proposed change to your property would not be more detrimental to the neighborhood, especially to abutting and nearby properties:

It will not be detrimental because it is the back of the house and nobody lives behind my home.

5. Describe how the proposed change to your property would potentially affect on-site and off-site parking. In addition, please describe how the proposed change to your property would potentially affect traffic in the immediate area:

Will not have any affect on parking or traffic.

VARIANCE QUESTIONNAIRE

1. Is your property (land/structure) unique in any of the following ways?

_____ shape of your lot
_____ topography of your land
_____ soil conditions of your land
_____ structure/layout of your building (Use Variances only)

If so, describe in detail those characteristics that are unique to your land (i.e., those that do exist on your land but do not exist on abutting or nearby properties in your neighborhood or zoning district):

2. Do you have a "substantial hardship" related to the uniqueness of your property (as you have described immediately above) that prevents you from either:

(i) complying with our By-Law, or (ii) using your land or building as it currently exists?

_____ yes ☒ no

3. If your answer is yes, describe in detail:

- how this hardship is related to the uniqueness of your property:

Please note that the "substantial hardship" must be related to your property, not to your individual circumstances.

The Board would like you to describe exactly how the shape of your lot, the topography of your lot, the soil conditions of your lot or the structure/layout of your building (i) are unique or substantially different from neighboring properties and (ii) how these unique circumstances prevent you from using your property for its intended use as a single family home, as a business, etc.

For example, the mere fact that your property will be worth more if a Variance is granted does not constitute a "substantial hardship".

• how this hardship prevents you from complying with the Hull Zoning By-Law or prevents you from using your land or building as it currently exists:

4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law, if your Variance is allowed:

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: Jan 21, 2020 (if applicable)
- ◆ Date Building Permit Denied: April 7, 2021 (attach letter of denial)
- ◆ Any prior appeals on this property: YES _____ NO X (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

◆ **ATTACHMENTS:** (place ✓ beside each)

- N/A Prior Decisions of Board Re: Property (if applicable)
- _____ Letter of Denial & Copies of All Correspondence (if applicable)

◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)

- ✓ Copy of Deed/Transfer Certificate of Title
- ✓ Copy of Plot Plan or Survey & Proposed Building Plans
- ✓ Pictures of Building (views of front, rear, left side & right side)
- ✓ Copy of P&S Agreement (if applicable)
- ✓ Certified List of Abutters (from Assessor's Office)
- ✓ Filing Fee

◆ **APPLICATION INCLUDES:** (place ✓ beside each)

- ✓ Signature (page 2)
- _____ Zoning District (page 1) *needs to be added*
- _____ Assessor's Information (page 1) *needs to be added*
- ✓ Phone Number (page 1)
- _____ Title Reference (page 1) *need to be added*
- _____ Description of Relief Sought (page 2) *not complete left side set back less than required*
- ✓ Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)
- ✓ Answers to All Other Questions on Application

****BUILDING COMMISSIONER'S CERTIFICATION****

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: _____

Building Commissioner, Town of Hull

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/26/2018 03:58 PM
Ctrl# 119029 29355 Doc# Plymouth County Regi
Fee: \$1,673.52 Cons: \$366,900.00

QUITCLAIM DEED

I, Stacy M. Hamilton, being unmarried, of Hull, Massachusetts

For and in full consideration of THREE HUNDRED SIXTY-SIX THOUSAND NINE HUNDRED and no/100 (\$366,900.00) DOLLARS

Grant to Derick J. Ohman of 3 Hampton Circle, Hull, Massachusetts

With QUITCLAIM COVENANTS

A certain parcel of land located in Hull, Plymouth County, Massachusetts known as 3 Hampton Circle, Hull and being bounded as follows:

Beginning at a point in the easterly line of Hampton Circle at the southwest corner of Lot No. 4 as shown on a plan of land hereinafter mentioned;

Thence running by a slightly curved line in a Southeasterly direction along said Hampton Circle, fifty-seven (57.00) feet;

Thence running in a Northeasterly direction along Lot No. 6 as shown on said plan, one hundred (100) feet;

Thence running in a Northwesterly direction twenty-six (26) feet; and

Thence running in a Southwesterly direction along said Lot No. 4, ninety-eight and 5/10 (98.50) feet to a point of beginning.

Containing 4,110 square feet of land, more or less, and being shown as Lot No. 5 on a plan of land entitled "Plan of House Lots at Hampton Hill, Nantasket Beach, Hull, Mass., February 1906" by Frederick E. Tripper, C.E., and filed with Plymouth County Registry of Deeds.

I, Stacy M. Hamilton, hereby release all rights of homestead in the within described premises and certify, under the pains and penalties of perjury, that there are no other persons entitled to an estate of homestead therein.

For Grantors' title, see deed recorded with Plymouth County Registry of Deeds in Book 50450 Page 313.

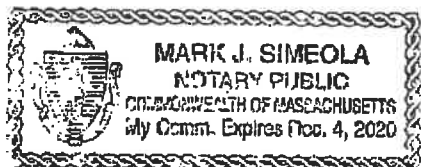
Locus: 3 Hampton Circle, Hull, MA

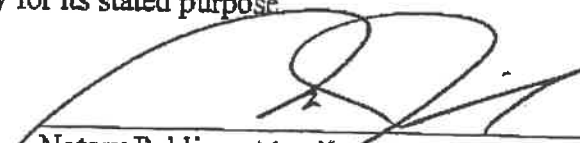
Witness our hands and seals this 18th day of October, 2018

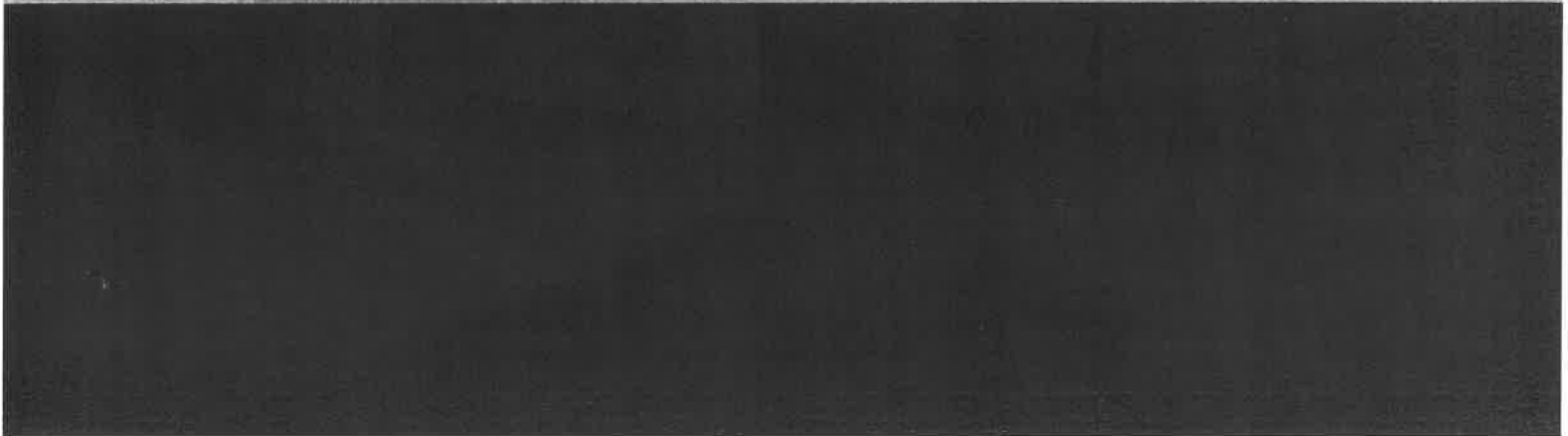
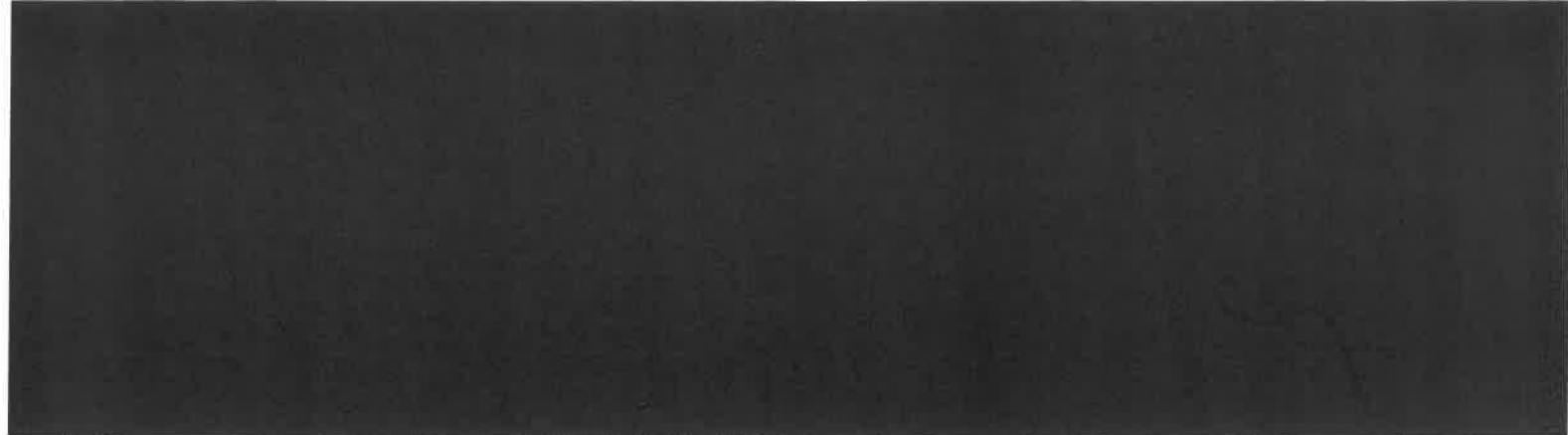

Stacy M. Hamilton

Middlesex, ss. COMMONWEALTH OF MASSACHUSETTS

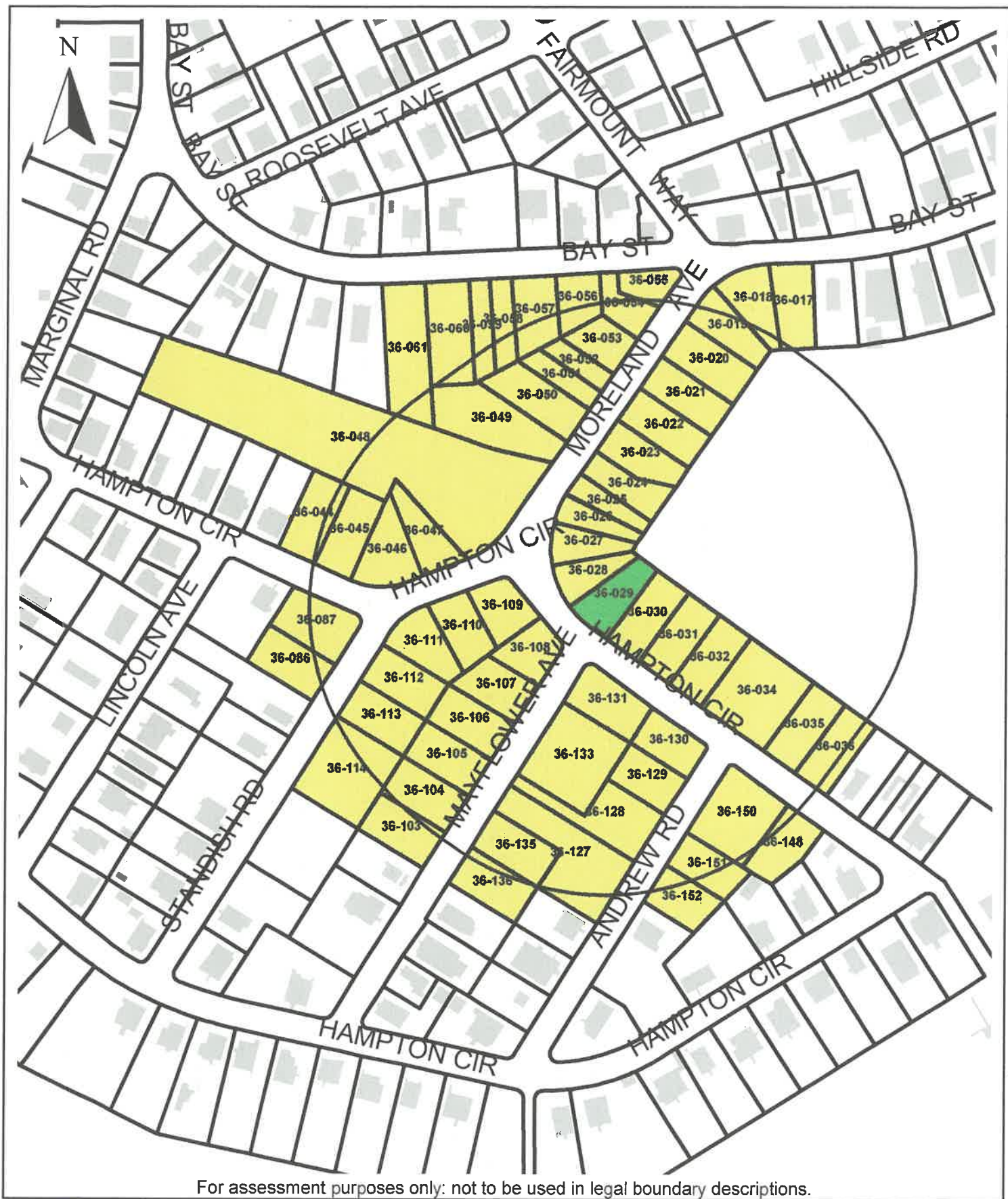
On this 18th day of October, 2018, before me, the undersigned notary public, personally appeared Stacy M. Hamilton, proved to me through satisfactory evidence of identification, which was MA Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public, Mark J. Simeola
My commission expires: 12/4/20

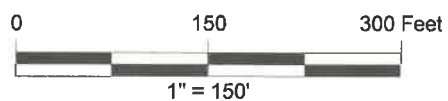






Town of Hull
Assessors Office
253 Atlantic Avenue
Hull, MA 02045
781-925-2205

Abutters List Locus Map



June 01, 2020

Subject Parcel ID: 36-029
Address: 3 HAMPTON CIRCLE
Radius: 300'

DIVITO NAZZARENO JR & BARBARA
11 HALVORSEN AVE
HULL, MA 02045-0000

ROMEO JENNIFER M/PORCARO
10 ROSEMARY ST
WORCESTER, MA 01604

SHEA DONALD J & DOLORES A
340 SUNDERLAND RD #28
WORCESTER, MA 01604-0000

GRENQUIST SCOTT
49 BAY ST
HULL, MA 02045

BENNETT BLAIR & RACHEL
1 HAMPTON CIRCLE
HULL, MA 02045

WEISSLINGER EILEEN
137 HAMPTON CIRCLE
HULL, MA 02045

MORTELL ROBERT M TRS LIFE EST
1 MORELAND AVE
HULL, MA 02045-0000

MACMUNN KATHLEEN
23 WARREN ST
ARLINGTON, MA 02474-0000

HAMPTON HILL PLAYGROUND

ROBICHEAU NICOLE M TRS
3 MORELAND AVENUE
HULL, MA 02045-0104

ROSE ROBERT S
60 ESSEX ST
WEYMOUTH, MA 02188-0000

KANE VANESSA M
12 MORELAND AVE
HULL, MA 02045

HEAD RICHARD & JEANNE
5 MORELAND AVE
HULL, MA 02045-0000

FRAZIER PETER & RITA G
9 HAMPTON CR
HULL, MA 02045-0000

RUGGIERI ANTHONY R & BARBARA M
267 HIGHLAND AVE
ARLINGTON, MA 02476-7952

LANE LORETTA M
7 MORELAND AVE
HULL, MA 02045

FRAZIER FRANCIS P
15 HAMPTON CIRCLE
HULL, MA 02045-0000

CHAPMAN ELIZABETH A
173 HIGH STREET
BROOKLINE, MA 02445

MCELROY JILL M
9 MORELAND AVENUE
HULL, MA 02045

TOBIN JAMES M & MARY B
17 HAMPTON CIRCLE
HULL, MA 02045-0000

CALISI LOUIS A JR
72 TOURAINE AVE
HULL, MA 02045

OHARA MICHAEL K
11 MORELAND AVE
HULL, MA 02045-0000

TURNER REBEKAH TRS
19 HAMPTON CIRCLE
HULL, MA 02045-0000

COHEN HEATHER
23 WESTGATE RD #2
CHESTNUT HILL, MA 02467-0000

RILEY JOHN E
363 PLEASANT ST
WEYMOUTH, MA 02190-2647

MURPHY DEIRDRE M
51A RIVER ST
BOSTON, MA 02126

LUGGELLE VINCENT
27 ROCKVIEW RD
HULL, MA 02045

DUNDON KAREN E & JOHN J
436 HILLSTOWN RD
MANCHESTER, CT 06040-0000

FERGUSON JOHN P & KATHLEEN P
131 HAMPTON CIRCLE
HULL, MA 02045

SPRAGUE LAURIE TRS
2 MORELAND AVENUE
HULL, MA 02045

BLAZEJEWSKI JOSEPH F & KATHERI
48 BENJAMINS GATE
PLYMOUTH, MA 02360

ADAMS JOHN P & MARY A trs
15 MAYFLOWER AVENUE
HULL, MA 02045

FRAZIER PAUL & CAROL A
11 ANDREW RD
HULL, MA 02045-0000

FENELON BRYAN
57 BAY STREET
HULL, MA 02045-0000

HOPKINS CHRISTOPHER M
17 MAYFLOWER AVE
HULL, MA 02045

STOKES MARK J & NANCY A
17 ANDREW RD
HULL, MA 02045-0000

LOUGHLIN MAX
59 BAY ST
HULL, MA 02045-0000

HANLON MARY F
19 MAYFLOWER AVE
HULL, MA 02045-0000

HETUE LINDA M TRS
19 ANDREW RD
HULL, MA 02045-0000

CASEY DAVID J
59A BAY STREET
HULL, MA 02045-0000

LANIEFSKY LINDSAY A
4 HAMPTON CIRCLE
HULL, MA 02045

NAGY ELISE M
21 ANDREW RD
HULL, MA 02045-0000

MCELHINNEY STEPHEN & COLLETTE
145 FAIR OAKS LN
COHASSET, MA 02025

CARLSON VALERIE L
2 HAMPTON CIRCLE
HULL, MA 02045-0000

REARDON JAMES P
8 HAMPTON CIR
HULL, MA 02045

GALLAGHER DENISE
63 BAY ST
HULL, MA 02045-0000

OCHOA ANTONIO R
136 HAMPTON CIRCLE
HULL, MA 02045-0000

CAHILL PETER A & ALEXANDRA J
16 MAYFLOWER AVE
HULL, MA 02045-0000

NORTON JAMES W & IRMA
15 STANDISH RD
HULL, MA 02045

REILLY FRANCIS J & WENDY A
105 CLIFFORD STREET
MELROSE, MA 02176

GREENMAN
12 MAYFLOWER AVENUE
HULL, MA 02045-0000

DEVERO JODY J
134 HAMPTON CIRCLE
HULL, MA 02045

SAITOW GAIL L
18 STANDISH RD
HULL, MA 02045

GREENMAN
12 MAYFLOWER AVENUE
HULL, MA 02045-0000

BROWN VANESSA M
9 MAYFLOWER AVE
HULL, MA 02045-0000

GAFFNEY RICHARD F & BARBARA A/
PO BOX 324
RUTLAND, MA 01543-1706

BOWES PATRICK J JR
10 MAYFLOWER AVE
HULL, MA 02045

MACEACHERN ALLAN J & HAWLEY D
11 MAYFLOWER AVE
HULL, MA 02045-0000

VALENTINO SALVATORE & CATERINA
14 STANDISH RD
HULL, MA 02045-0000

LALLY KATHLEEN A
28 HAMPTON CIRCLE
HULL, MA 02045-0000

CLEMMER JILL L
18 ANDREW RD
HULL, MA 02045

OBRIEN WILLIAM & DANIEL
629 GALIVAN BLVD
DORCHESTER, MA 02124-5421

SIGREN JANET M
102 BROOKS PLACE
WEST BRIDGEWATER, MA 02379

EXTERIOR INFORMATION

Type: 12 - MULTI-CONV	Rating: GOOD
Sty Ht: 2A - 2A	Rating:
(Liv) Units: 2	Rating:
Foundation: 9 - CRAWL	Rating:
Frame: 1 - WOOD	Rating:
Prime Wall: 4 - VINYL	Rating:
Sec Wall: 3 - GAMBREL	Rating:
Roof Struct: 1 - ASPHALT SH	Rating:
Color: BEIGE	Rating:
View / Desir:	Rating:

GENERAL INFORMATION

Grade: C - AVERAGE	Rating:
Year Blt: 1920	Rating:
Alt LUC:	Rating:
Jurisdct:	Rating:
Const Mod:	Rating:
Lump Sum Adj:	Rating:

INTERIOR INFORMATION

Avg Ht/FL: STD	Rating:
Prim Int Wal 1 - DRYWALL	Rating:
Sec Int Wal:	Rating:
Partitio: T - TYPICAL	Rating:
Prim Floors: 3 - HARDWOOD	Rating:
Sec Floors:	Rating:
Bsmnt Flr:	Rating:
Bsmnt Gar:	Rating:
Insulation: 2 - TYPICAL	Rating:
Int vs Ext: S	Rating:
Heat Fuel: 2 - GAS	Rating:
Heat Type: 3 - FORCED H/W	Rating:
# Heat Sys: 1	Rating:
% Heated: 100	Rating:
Solar HW: NO	Rating:
% Com Wal	Rating:

DEPRECIATION

Phys Cond: GD - Good	26.4 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	26.4 %

CALC SUMMARY

Basic \$ / SQ: 95.00	Rate
Size Adj.: 0.96529114	Size Adj.
Const Adj.: 0.98949701	Const Adj.
Adj \$ / SQ: 90.740	Adj \$ / SQ
Other Features: 58750	Other Features
Grade Factor: 1.00	Grade Factor
LUC Factor: 1.00	LUC Factor
Adj Total: 195207	Adj Total
Depreciation: 51535	Depreciation
Depreciated Total: 143672	Depreciated Total

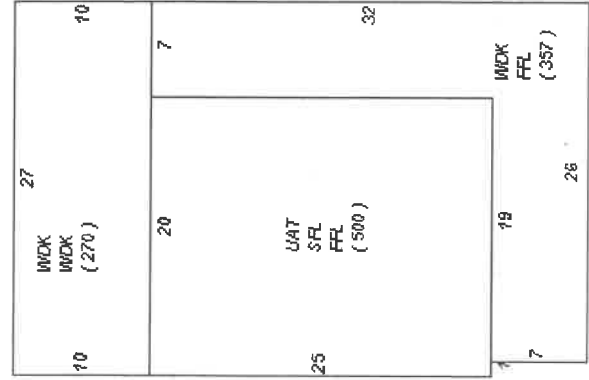
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jurfs. Value
19	PATIO	D	Y	1	120X22	A	AV	2002	3.62	T	19.5	104			1,300			1,300

COMMENTS

ATC = LOFT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRs: 4 Baths: 2 HB	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	4	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	8	4	

RES BREAKDOWN

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Descr	% Type	Qu Ten
WDK	DECK	897	7.110	6,382	77,764	100	FLA	100	
FFL	1ST FLOOR	857	90,740	45,370	46,280				
SFL	2ND FLOOR	500	90,740	45,370					
UAT	UPPER ATTIC	150	46,280	6,942					

SUB AREA DETAIL

Net Sketched Area: 2,404	Total: 136,458
Size Ad	1357 Gross Area
2754	FinArea

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 1,300

Total Special Features:

1,300

Total: 1,300



PROPERTY LOCATION		
No	Alt No	Direction/Street/City
3		HAMPTON CIRCLE, HULL

IN PROCESS APPRAISAL SUMMARY				
Use Code	Building Value	Yard Items	Land Size	Land Value
104	143,700	1,300	4110.000	178,200
			Total Value	323,200
			Legal Description	
			5 HAMPTON HILL	

OWNERSHIP	
Owner 1:	OHMAN DERRICK J
Owner 2:	
Owner 3:	
Street 1:	3 HAMPTON CIRCLE
Street 2:	
Twn/City:	HULL

Total Card	143,700	1,300	0.094	178,200	323,200	Entered Lot Size
Total Parcel	143,700	1,300	0.094	178,200	323,200	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		214.47	/Parcel:	214.47
				Land Unit Type: SF		

Patriot Properties Inc.

SI/Prov: MA	County	Own Occ: Y
Postal: 02045	Type:	

PREVIOUS ASSESSMENT									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	104	FV	153,500	1300	4.110	178,200	333,000	333,000	Year End Roll
2020	104	NC	153,500	1300	4.110	178,200	333,000	333,000	Year End Roll
2019	104	FV	125,600	0	4.110	172,000	297,600	297,600	Year End Roll
2018	104	FV	115,600	0	4.110	172,000	287,600	287,600	Year End Roll
2017	104	FV	115,600	0	4.110	172,000	287,600	287,600	Year End Roll
2016	104	FV	115,600	0	4.110	172,000	287,600	287,600	Year End Roll
2015	104	FV	115,600	0	4.110	172,000	287,600	287,600	Year End Roll
2014	104	FV	115,600	0	4.110	153,600	269,200	269,200	Year end roll

USER DEFINED

PREVIOUS OWNER
Owner 1: HAMPTON STACY M.
Owner 2: -
Street 1: 3 HAMPTON CIRCLE
Twn/City: HULL
SI/Prov: MA
Postal: 02045

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
HAMILTON STACY	50452-59		10/26/2018	CONVENIENCE	366,900	No	No		
HAMILTON STACY	50450-313		10/26/2018	FAMILY	180,000	No	No		
HAMILTON STACY	41334-318		5/7/2012	COURT/ESTATE	238,000	No	No		
LEONE PAUL J &	41334-318		2/2/2005	FAMILY	1	No	No		
LEONE PAUL J,	22942-90		6/26/2002	CHANGE > SAL	230,000	No	No		
GARBER ROY W	22328-2		1/1/1900			No	No		

NARRATIVE DESCRIPTION
This Parcel contains 4,110 SQ. FT. of land mainly classified as 2 FAMILY with a(n) MULTI-CONV Building Built about 1920, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms Total, and 4 Bdrms.

TAX DISTRICT									
Parcel ID	36-029								
PRINT	Date	Time							
Prior Id # 1:									
Prior Id # 2:									
Prior Id # 3:									
Prior Id # 1:									
Prior Id # 2:									
Prior Id # 3:									
Prior Id # 1:	AE								
Prior Id # 2:									
Prior Id # 3:									
ASR Map:									
Fact Dist:									
Reval Dist:									
Year:									
LandReason:									
BldReason:									

OTHER ASSESSMENTS
Code Description Amount Com. Int

BUILDING PERMITS									
Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	
6/13/2013	13-376	ROOF	3,000	C	7/12/2004				
6/16/2003	UNK	INT REMO							
5/8/2003	03-450	INT REMO	2,000	C					

ACTIVITY INFORMATION									
Date	Result	By	Name						
8/16/2019	MEAS-INSPECTD	425	SCOT C						
6/10/2010	PERMIT VISIT	189	J HARRIS						
6/16/2003	INSPECTED	DB	BECK						
3/3/2003	MEASURED	189	J HARRIS						
4/27/1998	MEAS-INSPECTD	DWB							

PROPERTY FACTORS				
Item Code	Descrp	%	Item Code	Descrp
Z SFA	SING FAM	100	U	
0				
n				
Census: 5001				
Flood Haz: 1				
D			Topo	
s			Street	
t			Traffic	

LAND SECTION (First 7 lines only)

SIGN									
Use Code	LUCC	No of Units	Depth / PnceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Neigh
104 2 FAMILY		4110	SQ FT SITE				0	29.149518	1.00

APPRAISAL									
Appraised Value	Alt Class	% Land	Spec Code	J Fact	Use Value	Notes			
178,176	0				178,200				