

**BOARD OF FINANCE
REGULAR MEETING MINUTES
SEPTEMBER 17, 2018**

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m. in the Avon Town Hall by Chairman Thomas Harrison. Members present: Chairman Thomas Harrison, Vice Chairman/Secretary Cathy Durdan, Dean Hamilton, Michael Oleyer, Ken Birk, Katrina Marin, and Margaret Bratton. A quorum was present.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Margaret Bratton.

III. COMMUNICATION FROM THE AUDIENCE

(Including Board of Education Liaison Report)

David Cavanaugh, liaison for the Board of Education (BOE), reported that enrollment numbers are still being finalized and security projects are moving along.

IV. MINUTES OF PRECEDING MEETING:

August 27, 2018 Meeting

Page 3, Item 18/19-06, 13th line, change “Mr. Marin” to “Ms. Marin.” In same paragraph, insert near the end, “In response to a question from Ms. Marin, Mr. Rinaldo responded that if both projects for us and Windsor are approved we may be able to buy equipment with Motorola in bulk and save some money.”

On a motion made by Dean Hamilton, seconded by Katrina Marin, it was voted:

RESOLVED: That the Board of Finance approves the minutes of the August 27, 2018 Meeting as amended.

Messrs: Harrison, Oleyer, Birk, and Hamilton and Mmes: Bratton, Durdan, and Marin voted in favor.

V. OLD BUSINESS

18/19-05 Avon High School Synthetic Turf Field and Track Improvement Project

Mr. Robertson noted that a two-board meeting was held last week to discuss the infill material and as a result the Council requested that we increase the budget by approximately \$330,000 in the event that some other infill material is selected at a later date. In response to a question from Ms. Bratton, Mr. Robertson responded that there is a general project contingency but this increase is specifically for the infill material. In response to a question from Mr. Harrison, Mr. Robertson responded that the track record with coated crumb rubber is very good versus other material that does not have a track record. In response to a question from Mr. Harrison, Mr. Robertson responded that \$2,995,000 would be the amount provided at referendum. In response to a question from Ms. Marin, Mr. Robertson responded that the expert only opined on the crumb rubber and this infill material recommendation came from the Sub-Committee appointed by the Town Council as part of their charge. In response to a question from Ms. Marin, Mr. Robertson responded that the turf life is approximately 10-12 years. In response to a question from Mr. Harrison, Mr. Robertson responded that the Board of Education supports the overall project. In response to a question from Mr. Harrison, Mr. Robertson responded that there has been question about capital responsibility going forward with regards to maintenance. In response to a question from Mr. Oleyer, Mr. Robertson responded that overall routine maintenance would decrease and currently comes out of the Board of Education operating budget. In response to a question from Mr. Harrison, Mr. Robertson responded that if the project is approved it would go out to bid quickly and should be completed by the fall of 2019. In response to a question from Mr. Birk, Mr. Robertson responded that \$300,000 in debt payments would go into debt

service, separate from the capital budget. In response to a question from Ms. Marin, Mr. Robertson responded that the type of infill will not be known before it goes out to referendum and Town Council will appoint a Building Committee for the project of which the Board of Education has requested representation on it. Ms. Marin noted her concern about fair representation and handing over \$2.9 million for the project. Ms. Bratton thought we were going with coated crumb rubber unless some new information came out. Mr. Robertson clarified that just because an appropriation is approved it does not mean you spend 100% of it. Ms. Colligan noted that the language in the referendum resolution has to encompass all funding sources and the potential maximum dollar amount. In response to a question from Mr. Hamilton, Mr. Robertson responded that we paid BSC Group not to be short on any project estimates. In response to a question from Mr. Hamilton, Ms. Colligan responded that with the Avon High School Project we ended up going out again because the construction costs were on the bigger scale and we needed another \$3.6 million to complete the project.

18/19-06 Town and Public Safety Communications System Replacement Project

The draft referendum mailer for both projects was reviewed and feedback was given by the Board. Recommended changes included: adding anticipated Town Meeting and Referendum dates, bullet summary with details as appendix, placing tax impact table up front, adding footnote regarding interest amount, direct questions to Town Manager's Office, change Turf Field and Track "Improvements" to "Replacement," describe the P25 system. Chief Rinaldo noted that they plan to include actual calls through the current system at the Public Information Meeting.

VI. NEW BUSINESS

18/19-07 Revaluation Process: Harry DerAsadourian

Harry DerAsadourian made a presentation (which is attached and made part of these minutes). In response to a question from Mr. Oleyer, Mr. DerAsadourian responded that an assessment has been adjusted after residents meet with him during the informal appeal process. In response to a question from Mr. Harrison, Mr. DerAsadourian responded that we are stagnant with motor vehicles and personal property, real estate will likely go down, and this means the Grand List will likely go down. He noted that during the last cycle it went down about 2% (second lowest in the State); our decreases have not been as great as other communities. In response to a question from Dr. Carnemolla, Mr. DerAsadourian responded that if we don't file for an extension we will sign the Grand List at the end of January. Mr. Harrison commented that during the budget season there are still appeals pending before the Board of Assessment Appeals and sometimes can be taken to court; for our purposes we use the January 31st number going into the budget public hearing, etc. Mr. DerAsadourian noted that if the Town Center was further along it would have mitigated some of these losses. Mr. Harrison stated that we will not have a huge jump in the Grand List that can help support our budget performance and will have to look at everything carefully. In response to a question from Mr. Birk, Mr. DerAsadourian responded that some taxable property may be an issue of policy but could end up spending more on litigation. Mr. DerAsadourian noted that we worked with iDevices to occupy an empty building and keep them in Town and can now tax the building at a higher rate and pick up their personal property. Mr. Harrison complimented the Assessor Department's work and getting what we can fairly and honestly. Mr. DerAsadourian noted that we file request for pilot grants with the State (elderly, State-owned property) which have been reduced over the past five years.

18/19-08 Approve Board of Finance 2019 Meeting Schedule

On a motion made by Tom Harrison, seconded by Cathy Durdan, it was voted:

RESOLVED: That the Board of Finance hereby approves the Board of Finance 2019 Meeting Schedule as presented.

Messrs: Harrison, Birk, Oleyer, Hamilton and Mmes: Bratton, Durdan, and Marin voted in favor.

VII. TOWN MANAGER'S REPORT

Mr. Robertson reported that Moody's recently completed a report card on the Town and will forward such to the Board; great news and great work by the Finance Department.

VIII. OTHER BUSINESS – No other items were discussed.

IX. EXECUTIVE SESSION: Collective Bargaining

On a motion made by Tom Harrison, seconded by Ken Birk, it was voted:

RESOLVED: That the Board of Finance go into Executive Session at 8:31 p.m.

Messrs: Harrison, Hamilton, Birk, Oleyer and Mmes: Bratton, Durdan, and Marin voted in favor.

Brandon Robertson-Town Manager, Margaret Colligan-Director of Finance, and Clerk attended the session.

X. ADJOURN

On a motion made by Michael Oleyer, seconded by Katrina Marin, it was voted:

RESOLVED: That the Board of Finance adjourn the meeting at 8:47 p.m.

Messrs: Harrison, Birk, Hamilton, Oleyer and Mmes: Bratton, Durdan, and Marin voted in favor.

Respectfully Submitted,
Cathy Durdan, Vice Chair/Secretary

Attest: Jennifer Worsman, Clerk

All referenced material is available to the public in the Town Manager's Office.

2018
Avon

REVALUATION

Harry Derasadourian, Assessor 860-409-4335
www.avonassessor.com

CONNECTICUT PROPERTY TAX SYSTEM

The system used by towns to establish property taxes is referred to as an Ad Valorem Tax System.

A tax based upon the market value of ones property.

Properties are assessed at 70% of their fair market value

Avon had its last revaluation in 2013

Responsibility of the Assessors Office

The Assessors Office is responsible for maintaining records on all properties within the Town of Avon, including land and building data.

This information is then used to establish the Fair Market Value and Assessment.

October 1, 2017 Grand List

Category	# of Accounts	Gross Assessment	Exemptions	Net Assessment
Real Estate				
Residential	5,361	\$ 1,715,389,880	\$ 3,178,770	\$ 1,712,211,110
Condominiums	1,828	309,650,300	750,620	308,899,680
Commercial	217	304,020,710	---	304,020,710
Industrial	22	20,528,890	---	20,528,890
Other	150	5,115,750	---	5,115,750
Motor Vehicles	16,234	176,405,670	646,340	175,759,330
Personal Property	1,018	114,748,700	25,698,610	89,050,090
Total Taxable Property		\$ 2,645,859,900	30,274,340	\$ 2,615,585,560
Tax Exempt Real Estate	226	\$ 241,516,850		\$ 241,516,850

Periodic revaluation helps to insure proper distribution of the tax burden among all property owners.

State law (Sec. 12-62 CGS) requires all towns to perform a revaluation every five years.

Revaluation Process

Initial Assessment Sales Ratio Study

This will establish the level at which our current Assessments represent when compared to recent sales

Presently Avon's ratios are as follows -

Single family homes 71.15

(Assessment ÷ sales price = ratio)

(Assessment ÷ ratio = market value)

Annual Report Statistics for – Avon

List Year: 2016

Office of Policy Management
Intergovernmental Relations Division
450 Capital Avenue – MS#54FOR
Hartford, CT 06106-1379

	Non –Usable	Useable	Assessment	Sales	Median
Residential	60	340	\$ 103,161,310	\$ 141,823,931	71.15
Comm/Industrial/Utility	0	4	1,603,120	2,630,000	64.78
Vacant Land	8	4	396,290	680,000	60.45
Apartments	0	0	0	0	0.00
Total	68	348	\$ 105,160,720	\$ 145,133,931	70.96

Distributive Statistics

	Mean	Agg Mean	COD	COV	Regressivity Index
Residential	72.13	72.74	10.39	13.21	0.99
Comm/Industrial/Utility	66.80	60.96	12.69	16.20	1.10
Vacant Land	59.37	58.28	11.70	17.19	1.02
Apartments	0.00	0.00	0.00	0.00	0.00
Total	71.92	72.46	10.51	13.39	0.99

Three Approaches to Value

Cost Approach

Sales Comparison Approach

Income Approach

Card 01 of 01 card		Town of Avon Residential Property Card																																																																																										
Property at 00028 HIGH GATE DRIVE		Prop ID 2680028	Printed 14-Sep-2018 11:36 AM Design and Layout (C) Right/Angles																																																																																									
Administrative Information Owner name: INGRAHAM BETSY Second name: Address: 28 HIGH GATE DRIVE City/state: AVON CT Zip: 06001		Building Valuation Summary <table border="1"> <tr> <td>Dwelling</td> <td>Frame</td> <td>2 story w/bsmt</td> <td>Area</td> <td>248,630</td> </tr> <tr> <td>Basement</td> <td>Full</td> <td></td> <td>1,426</td> <td></td> </tr> <tr> <td>Heating</td> <td>Yes</td> <td>A/C Yes</td> <td></td> <td>7,540</td> </tr> <tr> <td>Plumbing</td> <td>3 F/B</td> <td>1 H/B 2 Add'l fix.</td> <td>1 Wh/p</td> <td>13,100</td> </tr> <tr> <td>Attic</td> <td>None</td> <td></td> <td>Attic size:</td> <td></td> </tr> <tr> <td>Other Features</td> <td>UB Stks</td> <td>RR</td> <td></td> <td>105,800</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>22,610</td> </tr> <tr> <td>Sub-Total</td> <td></td> <td></td> <td></td> <td>397,680</td> </tr> <tr> <td>Grade</td> <td>A-</td> <td>Factor 1.4500</td> <td></td> <td>576,636</td> </tr> <tr> <td>CDU</td> <td></td> <td>CB0 Factor 1.00</td> <td></td> <td>576,636</td> </tr> <tr> <td>Depreciation</td> <td></td> <td>30 %</td> <td></td> <td>403,645</td> </tr> <tr> <td></td> <td></td> <td>Computed cost value @ 70%</td> <td></td> <td>282,552</td> </tr> </table>		Dwelling	Frame	2 story w/bsmt	Area	248,630	Basement	Full		1,426		Heating	Yes	A/C Yes		7,540	Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	13,100	Attic	None		Attic size:		Other Features	UB Stks	RR		105,800					22,610	Sub-Total				397,680	Grade	A-	Factor 1.4500		576,636	CDU		CB0 Factor 1.00		576,636	Depreciation		30 %		403,645			Computed cost value @ 70%		282,552																													
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Land Value Analysis

Current land values are established

Land Information

Type	Use	Acres / SqFt	Rate	Total	Infl	Fact	Value	70% Value	
PRIM	11	.920	175,000				175,000	122,500	
Primary Site		40,075							
		.920 acres					Total land Value	175,000	122,500

Construction Cost Analysis

This will allow us to recalibrate the 2013 cost tables to reflect today's construction costs.

Building Valuation Summary						
					Area	
Dwelling	Frame	2 story / bsmt		1,426		248,630
Basement	Full					
Heating	Yes	A/C	No			7,540
Plumbing	3 F/B	1 H/B	2 Add'l			13,100
Attic	None					
Additions						105,800
Other Features		WB Siks	Unfin	3,500		22,610
Sub-Total						397,680
Grade	A-	Factor	1.45			576,636
CDU		C & D Factor	1.00			576,636
Depreciation			30%			403,645
					Computed cost value @ 70%	282,552

Depreciation Study

A study as to the loss in value caused by physical deterioration, functional obsolescence or economic loss caused by external factors.

Sub-Total			397,680
Grade	A-	Factor 1.45	576,636
CDU		C& D Factor 1.00	576,636
Depreciation		30%	403,645
		Computed cost value @ 70%	282,552

Value Testing and Review

After testing our tables for accuracy and determining the values are correct field review is started.

This process requires the appraiser to physically look at each property and information on the street card for accuracy and to determine that the estimated market value is fair.

Final Assessment Sales Ratio Study

After all properties have been reviewed and prior to assessment change notices being mailed out the final assessment sales ratio study is performed to determine the accuracy and level of the new values and assessments.

Assessment Change Notices

In November notices will be mailed to all property owners informing them of their new assessment .

Any owner who would like additional information or who feels their new assessment is not correct will be able to meet with a reviewer and go over the new value and assessment.

Board of Assessment Appeals

Any property owner after meeting with a reviewer and who still feels the assessment on their property is incorrect can make an appeal to the Board.

Card 01 of 01 card		Town of Avon Residential Property Card																																																																																	
Property at: 00028 HIGH GATE DRIVE		Prop ID: 2680028	Printed 14-Sep-2018 11:35 AM Design and Layout (C) Right/Angles																																																																																
Administrative Information Owner name: INGRAHAM BETSY Second name: Address: 28 HIGH GATE DRIVE City/state: AVON CT Zip: 06001		Building Valuation Summary <table border="1"> <tr> <td>Dwelling</td> <td>Frame</td> <td>2 story w/bsmt</td> <td>Area</td> <td>261,060</td> </tr> <tr> <td>Basement</td> <td>Full</td> <td></td> <td>1,426</td> <td></td> </tr> <tr> <td>Heating</td> <td>Yes</td> <td>A/C Yes</td> <td></td> <td>7,910</td> </tr> <tr> <td>Plumbing</td> <td>3 F/B</td> <td>1 H/B 2 Add'l fix. 1 wh/p</td> <td>Saunas</td> <td>13,100</td> </tr> <tr> <td>Attic</td> <td>None</td> <td>Attic size:</td> <td></td> <td></td> </tr> <tr> <td>Other Features</td> <td>UB Stks</td> <td>RR</td> <td></td> <td>111,035</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>23,490</td> </tr> <tr> <td>Sub-Total</td> <td></td> <td></td> <td></td> <td>416,595</td> </tr> <tr> <td>Grade</td> <td>A-</td> <td>Factor 1.4500</td> <td></td> <td>604,063</td> </tr> <tr> <td>CDU</td> <td></td> <td>C&D Factor 1.00</td> <td></td> <td>604,063</td> </tr> <tr> <td>Depreciation</td> <td></td> <td>35 %</td> <td></td> <td>392,641</td> </tr> <tr> <td></td> <td></td> <td>computed cost value @ 70%</td> <td></td> <td>274,849</td> </tr> </table>		Dwelling	Frame	2 story w/bsmt	Area	261,060	Basement	Full		1,426		Heating	Yes	A/C Yes		7,910	Plumbing	3 F/B	1 H/B 2 Add'l fix. 1 wh/p	Saunas	13,100	Attic	None	Attic size:			Other Features	UB Stks	RR		111,035					23,490	Sub-Total				416,595	Grade	A-	Factor 1.4500		604,063	CDU		C&D Factor 1.00		604,063	Depreciation		35 %		392,641			computed cost value @ 70%		274,849																				
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Card 01 of 01 card Town of Avon Residential Property Card
 Property at 0007 ARLINGTON DRIVE Prop ID 6260007 Printed 14-Sep-2018 11:44 AM Design and Layout (C) Right/Angles

Administrative Information				Building Valuation Summary			
Owner name: HANUMANTU SURESH KUMAR				Area: 979 191,290			
Second name: 7 ARLINGTON DRIVE				Dwelling Frame 2 story w/bsmt			
Address: 7 ARLINGTON DRIVE				Basement Full with walk			
City/state: AVON CT Zip: 06001				Heating Yes A/C Yes 5,800			
Map: 022 Clerk map: Zone: R30 Vol: 722 Page: 788				Plumbing 3 F/B 1 H/B 3 Add'l fix. Wh/p Saunas 11,100			
Lot: 6260007				Attic Fully Finished Attic size: 330 12,418			
Assessments				Additions UB Stks RR 76,700			
Exemptions				Other Features 18,440			
Last sale				Sub-Total 315,748			
Assmt category Qty Amount Exempt Cat Amount Sale date: 31-Aug-2018				Grade B+ Factor 1.3500 426,260			
Resident Land .69 105,000 Sale price: 525,000				CDU C&D Factor 1.00 426,260			
Resident Excess .15 790 Sale valid:				Depreciation 10 % 385,634			
Resident Dwelling 1.00 268,540				Computed cost value @ 70% 268,544			
Summary				Building additions			
Total assessments 374,330				Category Type Area Value			
Total exemptions 374,330				G Garages FR Attached frame LE 65 520 16,900			
Net assessment 374,330				G Garages FSF Full-story fin o/gar 482 22,800			
Utilities				L Living Area AIR Air conditioning 482 1,000			
Water Unionville				L Living Area BSMT Basement addition 280 3,600			
Sewer Public sewer				L Living Area FRFF Frame first floor 280 22,600			
Gas CNG				L Living Area AIR Air conditioning 280 600			
Cost/sale: 1.0186				P Porches, Patios, Decks DECK Wood deck 492 9,200			
Mkt value: 534,757				Total additions 76,700			
Cost value: 534,757							
Sales ratios							
Mkt/sale: .7130							
Assmt/sale: .7130							
Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value 70% Value	
PRIM	11	.690	150,000	150,000	150,000	105,000	
Primary Site	30,056						
RES	12	.150	7,500	1,125	1,125	788	
Residual	6,534						
.840 acres Total land value 151,125 105,788							
Residential Dwelling Information							
Subject	Code	Description	Condominium				
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 04 FARNHAM GRAND				
Exterior Walls	04	Vinyl Siding	Story Height 2.0				
Roof Material	01	Asphalt Shingles					
Roof Type	01	Gable					
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	2	
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area		
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f		
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf		
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz		
Attic	01	Fully Finished	Addn'L fixtures	3	Rec Room Size	760	
Grade	43	B+	Whirlpools		Living area	3,050	
Garage	22	Attached 2 car	Saunas		# Living Units	1	
Area Over Gar.	01	Fully Finished	N/F stacks				
Basement	04	Full with walk-o	W/B stacks	1			
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1			
Air Condition	01	Central Air					
Interior Cond	05	Good					
Exterior Cond	05	Good					
Actual Year Built: 2006							

Card 01 of 01 card Town of Avon Residential Property Card
 Property at 00007 ARLINGTON DRIVE Prop ID 6260007 Printed 14-Sep-2018 11:43 AM Design and Layout (C) Right/Angles

Administrative Information				Building Valuation Summary			
Owner name: HANUMANTU SURESH KUMAR				Area: 979 200,860			
Second name: 7 ARLINGTON DRIVE				Dwelling Frame 2 story w/bsmt			
Address: 7 ARLINGTON DRIVE				Basement Full with walk			
City/state: AVON CT Zip: 06001				Heating Yes A/C Yes 6,090			
Map: 022 Clerk map: Zone: R30 Vol: 722 Page: 788				Plumbing 3 F/B 1 H/B 3 Add'l fix. Wh/p Saunas 11,100			
Lot: 6260007				Attic Fully Finished Attic size: 330 13,039			
Assessments				Additions UB Stks RR 19,109			
Exemptions				Other Features 19,109			
Last sale				Sub-Total 330,793			
Assmt category Qty Amount Exempt Cat Amount Sale date: 31-Aug-2018				Grade B+ Factor 1.3500 446,571			
Resident Land .69 105,000 Sale price: 525,000				CDU C&D Factor 1.00 446,571			
Resident Excess .15 790 Sale valid:				Depreciation 15 % 379,585			
Resident Dwelling 1.00 265,710				Computed cost value @ 70% 265,710			
Summary				Building additions			
Total assessments 371,500				Category Type Area Value			
Total exemptions 371,500				G Garages FR Attached frame LE 65 520 17,742			
Net assessment 371,500				G Garages FSF Full-story fin o/gar 482 23,916			
Utilities				L Living Area AIR Air conditioning 482 1,086			
Water Unionville				L Living Area BSMT Basement addition 280 3,822			
Sewer Public sewer				L Living Area FRFF Frame first floor 280 23,744			
Gas CNG				L Living Area AIR Air conditioning 280 631			
Cost/sale: 1.0109				P Porches, Patios, Decks DECK Wood deck 492 9,654			
Mkt value: 530,714				Total additions 80,595			
Cost value: 530,714							
Sales ratios							
Mkt/sale: .7076							
Assmt/sale: .7076							
Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value 70% Value	
PRIM	11	.690	150,000	150,000	150,000	105,000	
Primary Site	30,056						
RES	12	.150	7,500	1,125	1,125	788	
Residual	6,534						
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Subject	Code	Description	Condominium				
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Air Condition	01	Central Air					
Interior Cond	05	Good					
Exterior Cond	05	Good					
Actual Year Built: 2006							

Card 01 of 01 card		Town of Avon Residential Property Card																																																																																																																																																	
Property at 00011 CRANBROOK		Prop ID 6350011	Printed 14-Sep-2018 2:25 PM Design and Layout (C) Right/Angles																																																																																																																																																
Administrative Information Owner name: KAUR ANTARPREET AND Second name: SINGH PRABHJYOT Address: 11 CRANBROOK City/State: AVON CT Zip: 06001		Building Valuation Summary <table border="1"> <tr> <td>Dwelling</td> <td>Frame</td> <td>2 story w/bst</td> <td>Area</td> <td>1,242</td> <td>225,030</td> </tr> <tr> <td>Basement</td> <td>Full</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating</td> <td>Yes</td> <td>A/C Yes</td> <td></td> <td></td> <td>6,820</td> </tr> <tr> <td>Plumbing</td> <td>3 F/B</td> <td>1 H/B 4 Add'l fix.</td> <td>Wh/p</td> <td>Saunas</td> <td>11,600</td> </tr> <tr> <td>Attic</td> <td>None</td> <td></td> <td>Attic size:</td> <td></td> <td></td> </tr> <tr> <td>Additions</td> <td></td> <td></td> <td></td> <td></td> <td>133,800</td> </tr> <tr> <td>Other Features</td> <td>Mason Trim</td> <td>M Stks</td> <td></td> <td></td> <td>5,990</td> </tr> <tr> <td colspan="6">Sub-Total</td> <td>383,240</td> </tr> <tr> <td>Grade</td> <td>A-</td> <td>Factor 1.4500</td> <td></td> <td></td> <td>555,698</td> </tr> <tr> <td>CDU</td> <td></td> <td>CBQ Factor 1.00</td> <td></td> <td></td> <td>555,698</td> </tr> <tr> <td>Depreciation</td> <td></td> <td>%</td> <td></td> <td></td> <td>555,698</td> </tr> <tr> <td colspan="6">Computed cost value @ 70%</td> <td>368,989</td> </tr> </table>		Dwelling	Frame	2 story w/bst	Area	1,242	225,030	Basement	Full					Heating	Yes	A/C Yes			6,820	Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	Saunas	11,600	Attic	None		Attic size:			Additions					133,800	Other Features	Mason Trim	M Stks			5,990	Sub-Total						383,240	Grade	A-	Factor 1.4500			555,698	CDU		CBQ Factor 1.00			555,698	Depreciation		%			555,698	Computed cost value @ 70%						368,989																																																																						
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