



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 18-12 Activity Number: T18SA00290 Date Accepted: 7/10/18

PROPERTY LOCATION INFORMATION

Property Address: 3219 East Elida Street, Tucson, Arizona 85716

Project Description: Front wall and gate structure

Zoning: R1 Property Size (sqft): 6695

Number of Existing Buildings: 1 Number of Stories: 1 Height: _____

Legal Description: Jones E2 Lot 7 EXC N140' & 25' BLK 14 - 03111 Township 14-14E-04

Pima County Tax Parcel Number/s: 122-17-4230

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT: Duane Vild

ADDRESS: 3219 East Elida Street, Tucson, Arizona 85716

PHONE: (520) 2566649 FAX: () EMAIL: dvild@yahoo.com

PROPERTY OWNER (If ownership in escrow, please note): Duane Vild

ADDRESS: 3219 East Elida Street, Tucson, AZ 85716

PHONE: (520) 256-6649 FAX: () EMAIL: dvild@yahoo.com

PROJECT TYPE (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> New building on vacant land | <input type="checkbox"/> Change of use to existing building |
| <input type="checkbox"/> New addition to existing building | <input type="checkbox"/> New building on developed land |
| <input checked="" type="checkbox"/> Existing building needs permits | <input type="checkbox"/> Modification to wall/fence height |
| <input type="checkbox"/> Landscaping / Screening substitution | <input type="checkbox"/> Other _____ |

Related Permitted Activity Number(s): T18CM04007 and T18DV02611

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT

6/18/2018

Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

Project includes a small front wall with a gate structure or portal to display two historical gates from the original 1909 Drachman School.

Received Notice of Violation (T18DV02611) on May 8, 2018 for my personal property at 3219 East Elida Street.

The gate portal was constructed to display the original 1909 gates from the Drachman School (TUSD). The design of the short wall and gate portal incorporated low-energy lighting. The design included concerns to ensure neighborhood aesthetics and culture were incorporated in the project.

Wall and gate structure enhance neighborhood property and improve safety on East Elida Street.

This variance request is to allow a detached accessory structure in the front-yard and allow the setback for the structure to be reduced from 20' to 0' as measured from the front street lot line.

Case Number: C10- 18 -12

Activity Number: T18SA00290



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

UDC, Sec. 10.2.3 and T.C. Ch. 16-4 requires a setback of at least 20' from the front street lot line for accessory structures (gate structure).

This project requires is a variance request from 20' to 0' for the gate structure as measured from the front street lot line and to allow a detached accessory structure on the south side of the property, or the front yard.

I am seeking these two variances to allow the portal structure to be incorporated into the short wall in the front yard.

Case Number: C10-18-12

Activity Number: T18SA00290



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

The code does not include an architectural feature therefore this variance is requested. It is difficult to meet code without this variance to feature the wall and historical gates in the front yard.

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The circumstance was to properly display the two historical gates. I (owner) did not create a special circumstance. The request for a variance allows the portal structure to be part of the short wall in order to properly display the historical gates. The variance allows the portal structure to be 0' from the property line.

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

If this variance is granted, this will not constitute special privileges inconsistent with the limitations on the properties of Elida or other properties that may have may have similar inspirations. Numerous neighbors have commented how the wall and gates contribute to the improvement of the neighborhood.

- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

Because the short wall is in the front yard the project required a special solution to properly display the two historical gates. The gate structure or portal is part of the short wall. This requires a variance from the 20' minimum to 0' set back for gate/portal structure and to allow a detached structure in the front yard.

Case Number: C10-18-12

Activity Number: T18SA00290



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The requested variance will not be unsafe in any manner or detrimental to the public or neighbors. All neighbors agree the short wall and gate/portal structure are very appropriate plus the lighting provides nighttime safety as Elida is not lighted.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and, The proposed variance will not impact the supply of light or air. And will not increase congestion or diminish the property value within the neighborhood. One neighbor stated they purchased their house because of the wall and gate structure.
-

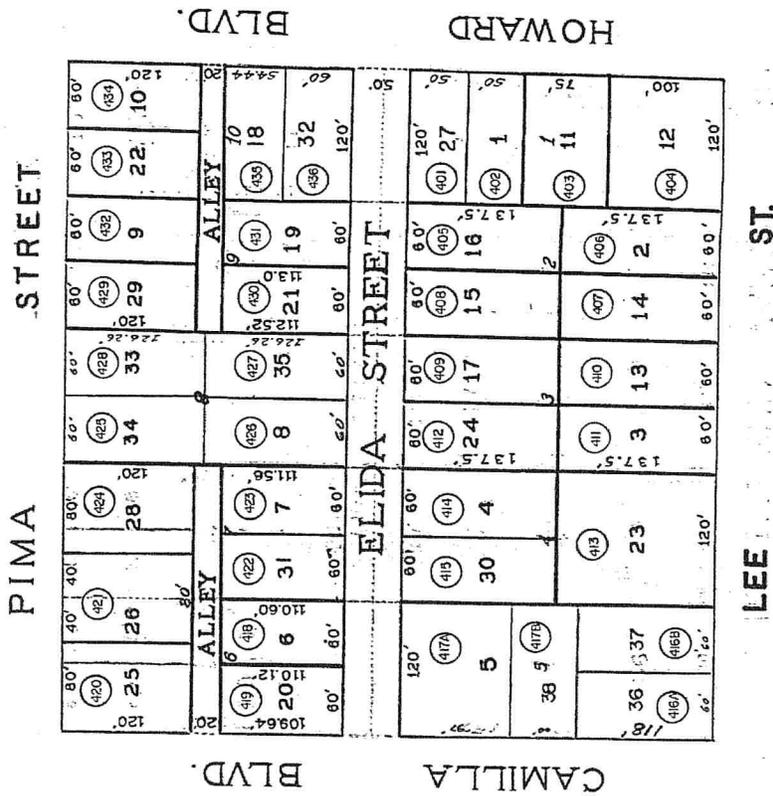
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

The variance is the minimal needed and will afford me (the owner) the needed relief with the least modification possible. The short wall and gate/portal structure were intended to properly display the historical gates from Drachman School and enhance the neighborhood.

ASSESSOR'S RECORD MAP

122-17
18/19

Block 14, JONES ADDITION



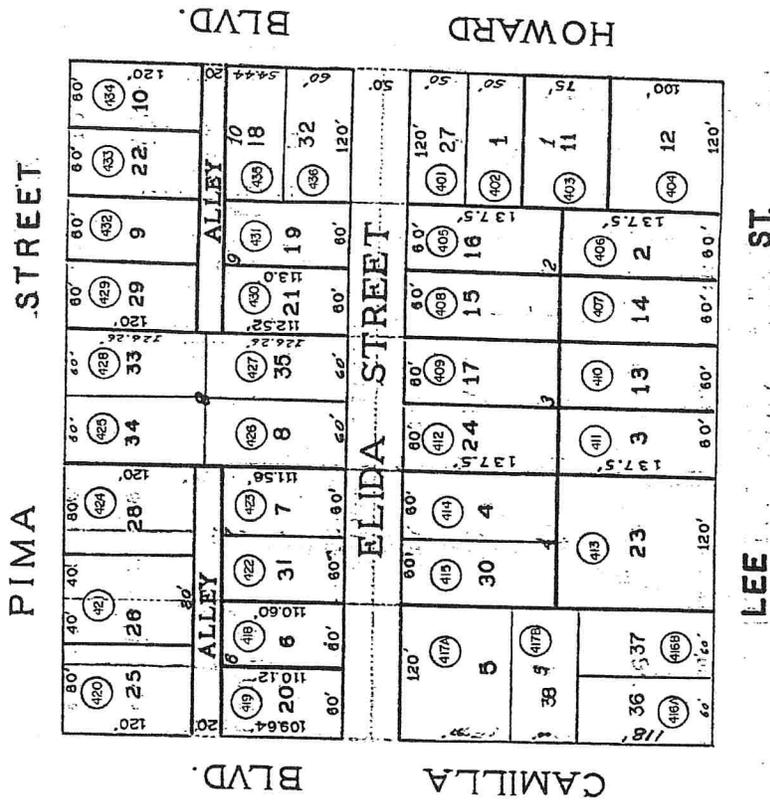
SCALE-1"=100'
SEE BOOK 3, PAGE 111 M & P.

C.O.T.
PROJECT

ASSESSOR'S RECORD MAP

122-17
18/19

Block 14, JONES ADDITION



SCALE - 1" = 100'

SEE BOOK 3, PAGE 111 M & P.

C.O.T.
PROJECT



CDRC TRANSMITTAL

FROM: Michael Moreno *MM*
Planning

PROJECT: T18CM04007
3219 E. Elida Street
Wall construction and detached accessory structure.

TRANSMITTAL: May 23, 2018

COMMENTS: The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-1 zone (UDC 4.7.9). Multi-family residential is a permitted use in this zone (Table 4.8-2). See Use Specific Standards 4.9.7.B.6, .9 & .10.

6.6.3. SPECIFICALLY WITHIN RESIDENTIAL ZONES

B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls

6.4.5-C: 1. Established Areas

A. Within established areas, the minimum required front street perimeter yard is 20 feet or one and one-half the height of the proposed wall (H), measured from the street property line, whichever is greater, up to a maximum of 90 feet.

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 3219 EAST ELIDA ST
Project Address

I, Donna Vild, certify that on 6/6/2018, mailed notice of
Name *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature:  Date: 6/6/2018

Attachments: Copy of mailing label list and receipt from post office

June 6, 2018

Subject: Neighborhood Meeting for Board of Adjustment Variance Application

Dear Neighbor,

A couple of years ago a friend gave me two historical gates that were originally installed in 1909 at Drachman School. I recently constructed a portal to display the gates and failed to obtain the proper permit required by the City of Tucson.

Per the City of Tucson Unified Development Code UDC, detached accessory structures are not allowed in the front yard area. In addition, the structure must be setback a minimum of 20' from the front street lot line.

Therefore this project will require variances to the code requirements. The variances I am seeking is to allow the portal structure that displays the historical gates to be forward of the house and part of the small wall which is at the front street lot line. Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, I am required to offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.

The meeting will be held on **Saturday June 16, 2018**. Just come by anytime during 4:30 to 6:00 pm at my house at 3219 East Elida Street, Tucson, Arizona. There will be an attendance sheet at the meeting, please be sure to sign in. If you are not able to attend the meeting and have questions and/or concerns, please feel free to contact me at any time at: 520-256-6649 or at dvild@yahoo.com.

A formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

I look forward to meeting you and showing you the historical gates and describing the project.

Respectfully,



Duane Vild

Summary of Neighborhood Meeting – Saturday June 16, 2018

Request for Variance at 3219 East Elida Street, Tucson, Arizona 85716

Neighbors within 300' and Neighborhood Associations within 1 mile were notified via U.S. Mail of the Neighborhood Meeting on Saturday June 16 starting at 4:30 pm. There was significant rain in the morning but when the meeting started at 4:30 pm the weather was great. There were 16 individuals who signed the attendance roster (some couples only had their spouse sign the attendance roster). Most individuals stayed about 20 minutes and there was over-all supportive for the request for a variance.

PROJECT SUPPORT

Everyone who attended the neighborhood meeting indicated they were very happy with the short wall and gate structure and understood the request for variance. One neighbor indicated he purchased his house because the wall and gate structure were so nice. During and after construction there has only been positive comments about the wall and portal. Comments included how the project enhanced the neighborhood and provided a safety aspect with the low-energy lighting throughout the evening.

Individuals walking or biking on East Elida stopped and said they were impressed how the short wall continued to allow them to see the beautiful lantana and Monarch butterflies. Other positive comments included how the unique design of the portal structure displayed the two historical gates.

PROJECT NON-SUPPORT

The only attendee who was not supportive was the Palo Verde Neighborhood Association President who showed up at 5:45 pm and stayed approximately 3 minutes.

She walked up to the meeting but refused to be introduced to other neighbors. I asked her if I could answer any questions or explain anything to her (including the man that with her). She said "no" and that she understood the process and that she would submit her disapproval in writing. She indicated that hopefully her disapproval would be sufficient for the variance to be denied and for the structure to be destroyed.

I said I appreciated her coming to the meeting and then both individuals went to their pickup and departed.

ADDITIONAL COMMENTS

Attached are written comments from various neighbors who are supportive of the project. Many attendees indicated they would be willing to attend the public hearing and provide their support for the variance request.

Davis, Holladay and Drachman 1900 - 1910

On April 12, 1901, the three School Board members of Tucson School District 1 met at the clerk's office at Safford School. The time was 4 p.m.

The trustees had gathered to consider the drawings of architect H. S. Trost for two new school buildings and plans from architects Forbes and Nevins for a third. It was a momentous meeting, since the trustees were considering the most ambitious building program ever envisioned by any previous Board.

"I move," said one member who also served as clerk of the Board, "that we accept these plans and I further move that the new schools be named 'Davis,' 'Holladay,' and 'Drachman.'"

The motion was passed immediately and unanimously by the Board members--William C. Davis, Leonidas (Lon) Holladay and Samuel H. Drachman. Drachman had made the motion and Davis seconded it. Davis, elected the month before to replace Thomas F. Wilson, had been on the Board but a few days.

At the April 12, 1901, meeting the Board decided that one school would be located in the southwest part of the city, one would be placed in the northwest and one on the east side. The Drachman School was to be built in the southwest at Convent and 1 8th Street; the Davis School would be located in the northwest at St. Mary's Road and Granada; and the Holladay School was to be in the east, at First Avenue and Seventh Street--the present site of Tucson High School.

The Drachman site was purchased for \$1,000, the Davis site for a like amount and the Holladay land was purchased for \$950.

No time was lost in getting down to business of constructing the Board member namesakes. On April 30, 1901, H. O. Sullivan was awarded the bid for the Drachman School of \$7,479. Doe and Woodward, on July 26 that year, were awarded the contract for Davis School at \$8,621.92 and on August 12, the same firm received the contract for the Holladay School at \$7,890.50.

According to the book, Arizona--The Youngest State, Drachman contributed much to education. It said, "Public education in Tucson owes Mr. Drachman a great debt, for during the nine years of his service as school trustee, he achieved great and lasting results doing work which still stands as a memorial to him."

On December 17, 1875. Drachman was married in San Bernardino. California to Jennie Migel, a native of Russia. They had three children, a son Herbert, and two daughters. Lucille and Myrtle. Myrtle, in the early 1900's, was a school teacher in Tucson Public Schools. Drachman died in Tucson on December 26, 1911. On December 27, the Arizona Daily Star editorialized

"He had been for many years one of the foremost and one of the most public-spirited characters in Tucson."

Drachman School originally had four rooms. Four more were added in 1908 and four were constructed in 1914. In 1927, two more rooms were built and in 1936 two classrooms and a nurse's office were constructed.

In 1948, the building was 80 percent destroyed by fire. It was rebuilt in 1950 with 17 classrooms, a community room, administration offices and a nurse's room. M. M. Sundt was the contractor for the rebuilding at a total cost of \$213,199.15. Principal of Drachman School is now Carl E. Lopez.

Upon arrival in Tucson, Davis established a hardware store (an education in the East had prepared him for a business career) which was a successful enterprise for a number of years. He was instrumental in establishing the First National Bank of Tucson, serving as its vice president until it merged with the Consolidated Bank. He was connected with Consolidated until his death.

Davis School was originally constructed with five rooms. In 1908, six classrooms were added at a cost of \$9,400; four classrooms were constructed in 1927 at a cost of \$34,725; two classrooms were added in 1936

costing \$18,756; and in 1954 two classrooms were converted into the cafeteria and auditorium. This, and other repairs, cost \$32,913.

The Davis-Holladay-Drachman construction trilogy was followed in the decade by the building of the original Mansfeld School (named after Board member Jacob S. Mansfeld--sometimes spelled 'Mansfield' in early records and later adopted as "Mansfield" by the Tucson family) and a new high school building which is now known as Roskrue Elementary and Junior High. This was named after George J. Roskrue.

On January 28, 1903, the School Board, composed of trustees Drachman, Davis and Roskrue, called a special meeting of the district's qualified electors "for consultation in regard to issuing of bonds to build a school house." Insufficient room for the district's scholars was cited as the motivating reason.

At the meeting of the electors, February 6, 1903, they approved, unanimously, a proposal to issue \$15,000 in bonds at four per cent interest to mature in 20 years. The proposal in a public vote by qualified electors was approved the next month 55 to 11 with 2 ballots rejected.

The money was used for school repairs and to add, the following spring, four rooms each to the Drachman, Davis and Holladay Schools. B. E. Chute built the Holladay and Davis additions at \$9,400 for each building and A. C. Roswell was contractor for the Drachman addition at a bid of \$8,900. The remainder of the bond money went for furnishings and equipment and into the school building fund. The high school and elementary school additions were completed in the fall of 1908.

In the spring of 1905, Superintendent Walker appeared before the Board and asked permission to put at least one classroom on double sessions. He reported that in this class, 80 students were seated in a classroom built for 40. Average daily attendance that spring in the five schools--Drachman, Davis, Holladay, Mansfeld and Safford--was 1,612.

The original Drachman School was built in 1902 at the corner of 18th Street and Convent. A 1927 addition designed by architect Merrit Starkweather greatly increased its size. When a 1948 fire almost totally destroyed this building, a new school was built according to the plans of Arthur Brown.

In 1994 the City of Tucson and the Tucson Unified School District decided to build an even newer Drachman School a few blocks away and demolish the old building. In an effort to save the existing structure, however, residents of the Barrio Historico and Santa Rosa neighborhoods appealed to the City Council to give them a chance to look for new uses for the old building. The Council did that, and provided the group with \$150,000 of Community Development Block Grant funds as support.

Subject: Your beautiful gate!

From: kimbrossart@cox.net

To: dvild@yahoo.com

Date: Thursday, June 21, 2018, 10:38:50 AM MST

Duane,

Joe and I were out of town when you had your meeting, but wanted to email to let you know we are in full support of your beautiful gates. In fact, your whole front yard is beautiful! I don't understand why anyone would've been bothered to the point of contacting city officials. A number of years ago, Joe and I built a small storage shed on the side of our house behind a brick wall, almost invisible from the street. The woman who owned the house next door at the time (now Bill's house) decided to wait until we were all done to call the city to complain. It was just awful, and we felt, a bit mean-spirited! So we know how you must feel. Anyway, if need be, I hope this letter can count as a vote for leaving the gates where they are.

We wish you the best of luck!

Regards,
Kim & Joe Brossart
3233 E Elida
(520) 3327-6887

Subject: Variance

From: sultanofswim@cox.net

To: dvild@yahoo.com

Date: Monday, June 18, 2018, 9:37:23 AM MST

Hi Duane..

We checked out the structure that you built and it looks great. It's ashamed that rules are made simply to annoy homeowners or least, that is how we feel. Good luck with the variance and let me know if we need to sign something for you.

Cynthia and Jack

Jack Williams
SultanofSwim
JetArray.com
Tucson

Subject: Re: Variance

From: sultanofswim@cox.net

To: dvild@yahoo.com

Date: Monday, June 18, 2018, 11:30:05 AM MST

Hi Duane...

Ronni knows me well although we aren't always in agreement. I let her know that I support your efforts and I find it ridiculous to object to your structure, particularly in light of the unpainted houses and derelict cars that are scattered around PVNA. Any effort to improve our neighborhood is good with me!

Good luck.

Jack

Sent from my iPhone

On Jun 18, 2018, at 10:50 AM, Duane Vild <dvild@yahoo.com> wrote:

Jack,

Thank you for this email and your support. The president of the neighborhood association (Bonnie or Ronnie?) came by at the very end of the meeting (5:45 pm) and stayed only 3 minutes. She was rude toward other neighbors and said she did not need to attend the public hearing/meeting as she was going to submit her protest with the expectation the City would vote to have it destroyed. So if you have any "pull" with her I would appreciate at least if she would be neutral or not submit any written protests.

Is it okay to print out your email and submit it as support?

Duane Vild
Cell 520-256-6649

On Monday, June 18, 2018, 9:37:23 AM MST, sultanofswim@cox.net <sultanofswim@cox.net> wrote:

Hi Duane..

We checked out the structure that you built and it looks great. It's ashamed that rules are made simply to annoy homeowners or least, that is how we feel. Good luck with the variance and let me know if we need to sign something for you.

Cynthia and Jack

Jack Williams
SultanofSwim
JetArray.com

Find messages, documents, photos or people



Compose

To  K Bowles

Inbox 6

Re: Portal Structure

Unread

Starred

We spoke on Saturday afternoon when I stopped to sign the attendance shee

Drafts 11

This note is to express my support for the city to grant the variance to allow yo
built addition to the neighborhood.

Sent

Best of luck,
Kathleen Bowles

Archive

Spam

Trash

Less

Views Hide

 Photos

 Documents

 Travel

 Coupons

 Purchases

 Tutorials

Folders Hide

+ New Folder

ADC Corrections 9

eLearning

Financial

History-Railroad

Investing-Investme...

RENA 2

SAIAT

Taxes-Donations

Washington HS Reu...

Send



June 14, 2018

Re: Neighborhood Meeting for Variance Application

Dear Duane,

I understand you are requesting a variance from the City of Tucson because this new structure must be setback a minimum of 20' from the front street lot line. I writing you to provide my approval and support for the structure you created to display the historical gates in the front of your house.

I believe your small wall and portal are aesthetic to our neighborhood and enhance the value of our real estate.

I will try to attend your meeting on Saturday June 16, 2018. Please let me know if I can provide additional support.

Respectfully,

A handwritten signature in cursive script, appearing to read "K. Montano". The signature is written in black ink and is positioned above the typed name and address.

Kristy Montano
1628 North Camilla Blvd
Tucson, AZ 85716

Duane Vild
3219 E Elida St
Tucson, AZ 85716

June 10, 2018

Dear Duane,

Thank you for your June 6 letter informing us of the neighborhood meeting to discuss your project as part of the variance request process.

This is to state that my wife and I have no objections to the portal structure and the small wall that are part of your project. We support your application for the variances to the code requirements.

Sincerely,



Eric Kramer & Marta Strambi-Kramer
3225 E Elida St
Tucson, AZ 85716



June 18, 2018

Re: Neighborhood Meeting for Variance Application

Duane

As you know I am your neighbor directly to the west of you and I believe the small wall and gate structure are great for our neighborhood. It looks great.

I understand you are requesting a variance from the City of Tucson because this new structure must be setback a minimum of 20' from the front street lot line. I writing you to provide my approval and support for the structure you created to display the historical gates in the front of your house.

Please let me know if I can provide additional support. I hope you are successful with your request for a variance.

Respectfully,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke that tapers to the right.

Sean Albert

Parcel Number: 122-17-4230

Property Address			
Street Number	Street Direction	Street Name	Location
3219	E	ELIDA ST	Tucson

Contact Information	
Property Owner Information:	Property Description:
VILD DUANE R 3219 E ELIDA ST TUCSON AZ 85716-3220	JONES E2 LOT 7 EXC N140' & S25' BLK 14

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	PRIM RESIDENCE (3)	10.0	\$114,780	\$111,910	\$11,191
2019	PRIM RESIDENCE (3)	10.0	\$128,834	\$117,506	\$11,751

Property Information					
Township:	14.0	Section:	4	Range:	14.0E
Map & Plat:	3/111	Block:	014	Tract:	
Rule B District:	3	Land Measure:	6,681.00F	Lot:	00007
Census Tract:	1800	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	9/7/2012

Sales Information (1)				
Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20090320717	2/2009	Single Family	\$149,000	X Aut

Valuation Area				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
40	4	NC_DOOLEN_PALO_VERDE	05003901	9

Parcel Number: 122-17-4230

Property Address			
Street Number	Street Direction	Street Name	Location
3219	E	ELIDA ST	Tucson

Contact Information	
Property Owner Information:	Property Description:
VILD DUANE R 3219 E ELIDA ST TUCSON AZ 85716-3220	JONES E2 LOT 7 EXC N140' & S25' BLK 14

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Rule B District:	3	Land Measure:	6,681.00F	Lot:	00007
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Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
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Valuation Area				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
40	4	NC_DOOLEN_PALO_VERDE	05003901	9

Recording Information (6)				
Sequence No.	Docket	Page	Date Recorded	Type
20090320718	13497	2667	2/18/2009	DEEDDI
20090320717	13497	2665	2/18/2009	WTDEED
20090320715	13497	2659	2/18/2009	CTFDTH
88038911	8254	1329	3/30/1988	
0	8254	1334	3/30/1988	
0	8254	1331	3/30/1988	

Residential Characteristics					
Property Appraiser: Stephen Hamner Phone: (520) 724-3061					
Main Structure:					
Appraisal Date:	11/1/1964	Property Type:	Single Family Residence	Area ID:	Ed 9-050039-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,059	Garage Type:	Carport	Effective Construction Year:	1952
Garage Capacity:	1	Stories:	1	Patio Type:	None
Rooms:	4	Patio Number:	0	Quality:	Fair
Pool Area:	0	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Prepared Roll	Total Main:	\$117,122	Heating:	Forced
Total Control:	\$117,122	Cooling:	Refrigeration	Total Actual:	\$128,834
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0222				

Notes (1)	
Created: 12/2/2011 Modified: 12/2/2011	Remove slab,terrace,deck from listing and update porch count.