



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: October 7, 2021

PDSD Activity Number: _____

HPZ Case Number: _____

Property Development Name: Liakopulos House

Property Address: 847- 849 S 4th Ave

Pima County Assessor Parcel Number(s): 117-08-0510

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Applicant Name: Lias Gallardo Owner Architect/Designer Other

Applicant Address: 1584 N Painted Hills Rd

City/State/Zip: Tucson, AZ 85745

Phone: 520-248-9378 Email: lias@mailbox.org

Property Owner Name: Rene & Adelina Gallardo JT/RS

Property Owner Phone: 520-743-9377

Property Owner Email: linag1940@gmail.com

Description of Use (if Resident Artisan): _____

Signature of Owner: 

Signature of Applicant (if not owner): 

PROPOSED NEW CONSTRUCTION or ALTERATION

Re-stucco exterior walls, replace existing aluminum sliding windows, install new wrought iron fence (front). replace rotted wood and asphalt awnings. See attached for details.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.



HISTORIC PRESERVATION REVIEW APPLICATION

Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must **FIRST** be submitted for site review at the PDSD, 1st floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

.....
I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant: _____

Date: October 7, 2021

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. _____ Site Address: 847- 849 S 4th Ave Tucson, AZ 85701

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Historic Status: Contributing Non-Contributing Vacant

Applicant Name: Lias Gallardo Owner Architect/Designer Other:

Owner (if different): Rene & Adelina Gallardo

Brief Description of Proposed Work: Re-stucco exterior walls, replace existing aluminum sliding windows, install new wrought iron fence (front). replace rotted wood and asphalt awnings.

Type of Review: Full Minor Rio Nuevo Area Infill Incentive District

Development Zone: Interior Lot Corner Lot Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? Yes No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
<input checked="" type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	Completed and signed Historic Design Review Application form
<input checked="" type="checkbox"/>	City of Tucson Permit Application
<input type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDS staff
<input checked="" type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input checked="" type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input checked="" type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input checked="" type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input checked="" type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input type="checkbox"/>	Photographs* of the project site and surrounding area
<input checked="" type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>

Permit Application

UPDATED 08/13/2020

Date: October 7, 2021



For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in the Administrative Manual Sec. 3-02.

Once you have completed this application, upload online at <https://www.tucsonaz.gov/file-upload-pdsd>

Questions or comments, contact PDSInquiries@tucsonaz.gov

INCENTIVES & SPECIAL PROCESSES (PLEASE MAKE SURE TO CHECK ALL THAT APPLY):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation/Rezoning | <input type="checkbox"/> HL – Historic Landmark | <input type="checkbox"/> SE – Special Exception |
| <input type="checkbox"/> AEZ - Airport Environs Zone | <input checked="" type="checkbox"/> HPZ - Historic Preservation Zone | <input type="checkbox"/> UOD – Urban Overlay District |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> IPP – Individual Parking Plan | <input type="checkbox"/> WASH – Watercourse |
| <input type="checkbox"/> DDO – Development Design Option | <input type="checkbox"/> IID – Infill Incentive District | <input type="checkbox"/> Amenities, Safety and Habitat |
| <input type="checkbox"/> Demolition of a 50+ year-old building | <input type="checkbox"/> Master Sign Program | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> ERZ - Environmental Resource Zone | <input type="checkbox"/> NPZ – Neighborhood Preservation Zone | |
| <input type="checkbox"/> FLD – Flexible Lot Development | <input type="checkbox"/> RNA – Rio Nuevo Area | |

CASE #: _____ PROJECT NAME: Liakopulos House PROJECT VALUATION: _____

Project Address: 847 - 849 S 4th Avenue Building or Unit # _____

Description of Work: Improvements/renovation Commercial Residential

Associated Addresses: _____

Your Name (Applicant): Lias Gallardo Phone: 5202489378

Applicant Email: lias@mailbox.org

Applicant Address: 1584 N Painted Hills Rd

City: Tucson State: AZ Zip: 85745 APA # _____

Contractor (if different): NA ROC# _____

Contractor Email: _____ Phone: _____

Owner/Client Name: Adelina & Rene Gallardo Phone: 5207439377

Owner Email: linag1940@gmail.com

Architect/Engineer: NA

Architect/Engineer Email: _____ Phone: _____

Architect/Engineer Seal#: _____

EXPIRATIONS:

BUILDING PLAN REVIEW: 180 DAYS FROM ORIGINAL SUBMITTAL DATE

BUILDING PERMIT: 180 DAYS FROM DATE ISSUED, PAID REVISION or LAST INSPECTION (not including canceled inspections)

I understand that any application, plans and/or related documents submitted to Planning and Development Services for review may be viewed as a Public Record per Planning and Development Services Department Records Policy 2011-05.

I further understand that they may also be subject to review and approval by Pima County including but not limited to Wastewater, DEQ, ADEQ, Addressing and/or Health Department and that I am responsible for paying any separate fees incurred as a result of these reviews prior to a permit being issued or a Development Package being approved by the City of Tucson Planning and Development Services Department. It is the responsibility of the Licensed Contractor or Architect to provide a letter to PDS verifying their affiliation with the project for which this application is made. Failure to do so may result in revocation of this permit and all penalties incurred.

Lias Gallardo

October 7, 2021

Signature of Applicant/Representative of Project Owner

Date

The above signature attests that to the best of my knowledge, the information contained in this application is complete and correct.

Once you have completed this application, upload online at <https://www.tucsonaz.gov/file-upload-pdsd>

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

Property: 847/849 S 4th Avenue
Owners: Adelina and Rene Gallardo

Date: October 7, 2021
Applicant: Lias Gallardo



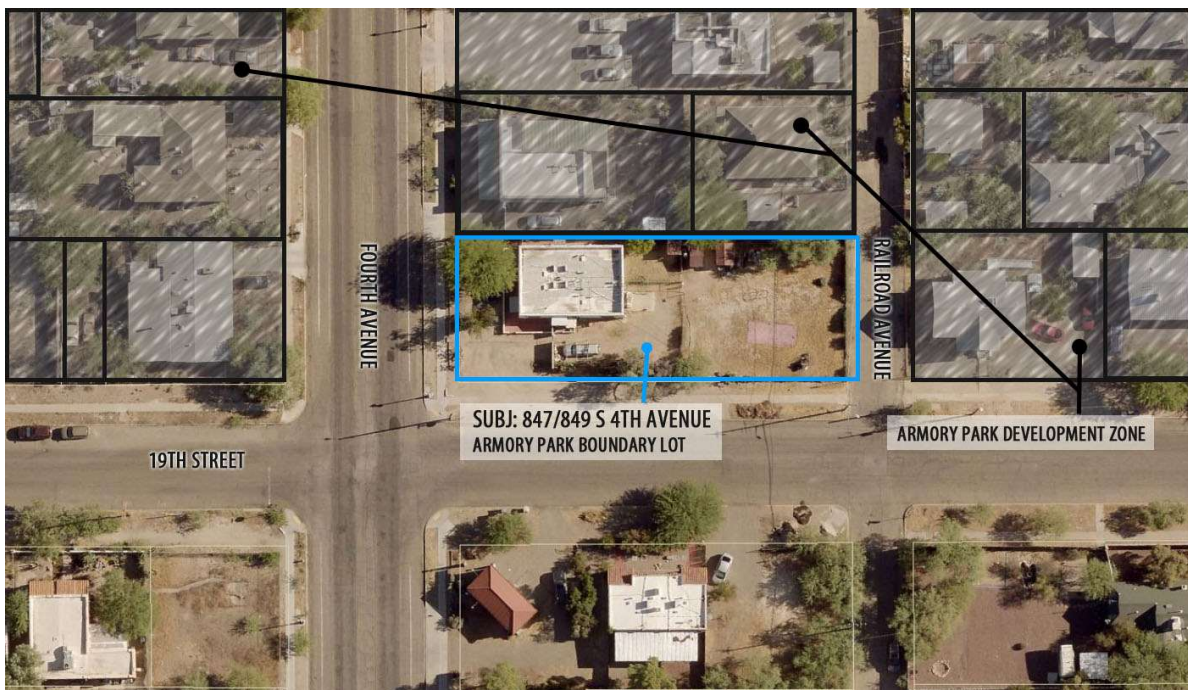
The owners, Rene and Lina Gallardo, lived across the street from the duplex at 848 S. 4th Avenue prior to purchasing the property in 1986 from the original owner Maria Liakopulos. Rene is a native Tucsonan and has lived in the Armory Park area since 1940.

The tenants are moving after 15+ years which made this a good time to renovate the property. Owners have chosen improvements to meet historic guidelines and budget constraints.

Proposed improvements to the exterior of the duplex include:

- re-stucco of exterior walls
- replacement of aluminum sliding windows with fiberglass single hung windows
- replacement of rotted wood and asphalt roof awnings with new wood and corrugated metal roof awnings
- addition of wrought iron fence around front yard

Development Zone – Armory Park



ELEVATIONS – Photos taken September 2021

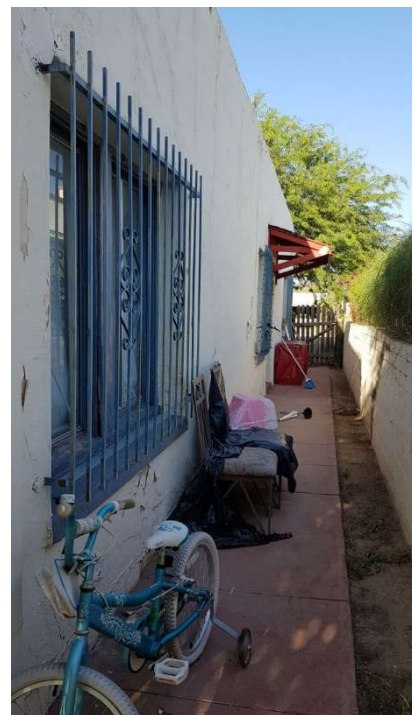
West – front facing 4th Avenue



South – facing 19th Avenue



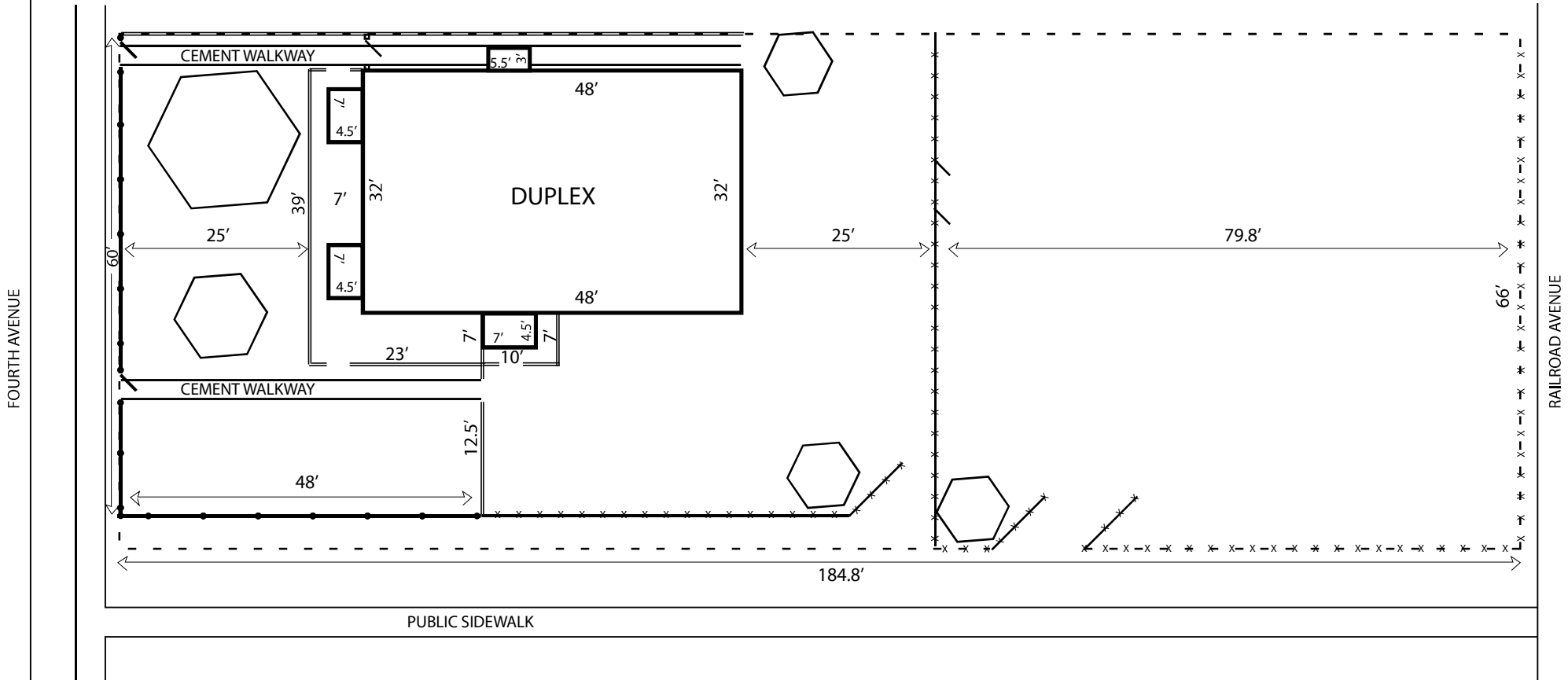
North



East – rear facing Railroad Avenue



SITE PLAN



FOURTH AVENUE

RAILROAD AVENUE







19TH STREET



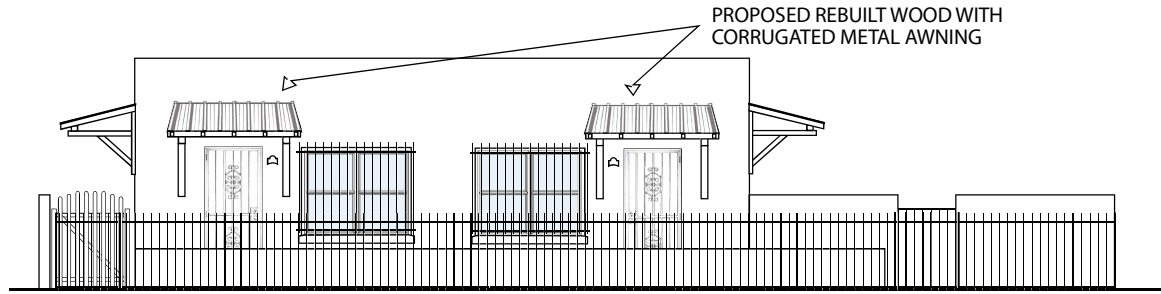
1 inch = 20'
TO SCALE

ADDRESS: 847/849 S 4TH AVE
 PARCEL NO. 117-080-510
 OWNER: ADELINA & RENE GALLARDO

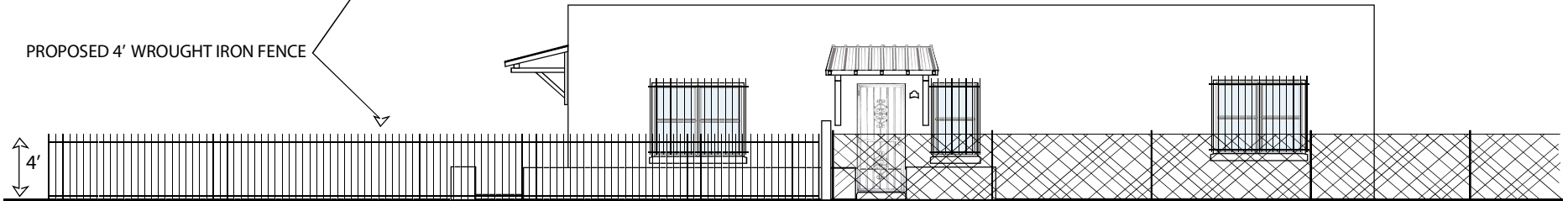
OCTOBER 7, 2021

-  DOOR AWNING
-  CHAIN LINK FENCE
-  PROPOSED 4'(H) WROUGHT IRON FENCE
-  PROPERTY LINE
-  TREE
-  BLOCK WALL

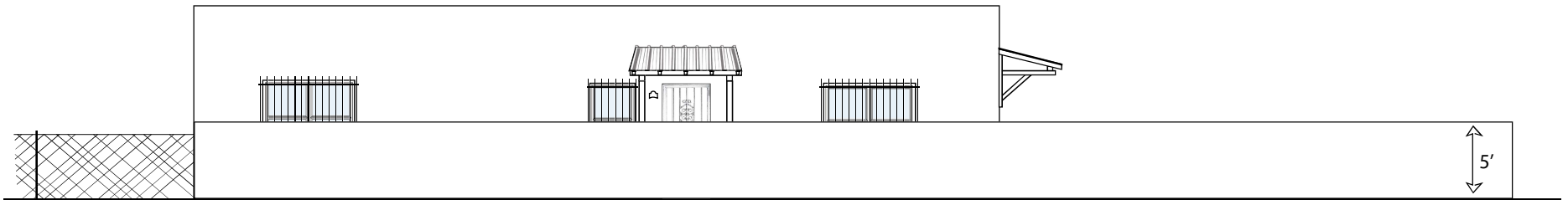
DUPLEX ELEVATIONS WITH PROPOSED IMPROVEMENTS



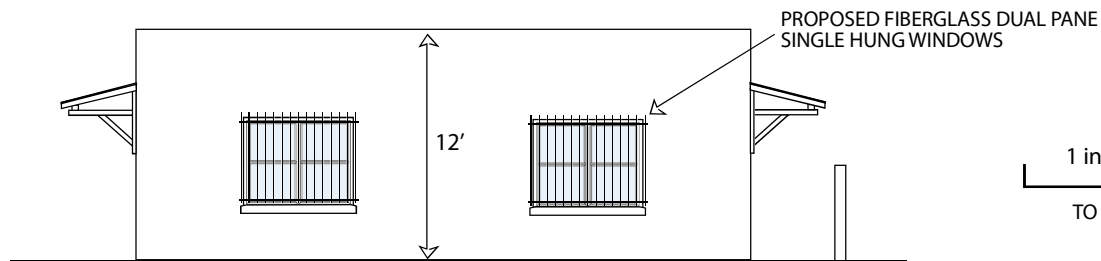
WEST SIDE - front



SOUTH SIDE



NORTH SIDE



EAST SIDE - rear

1 inch = 10'
TO SCALE

ADDRESS: 847/849 S 4TH AVE
PARCEL NO. 117-080-510
OWNER: ADELINA & RENE GALLARDO

OCTOBER 7, 2021

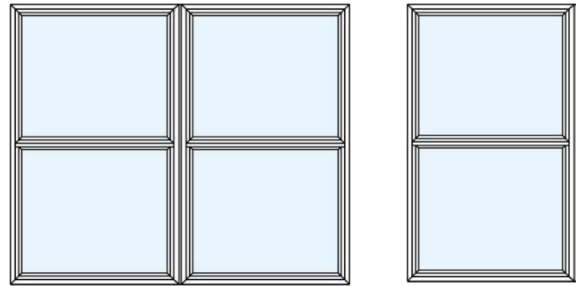
PROPOSED IMPROVEMENTS

Re-stucco exterior

Refresh exterior walls with 20-gauge galvanized steel woven wire fabric lath, coat of cement stucco base and sand with silica stucco finish. Paint white to match current color.

Replace aluminum sliding windows with fiberglass single hung windows

Remove termite/rotted wood and aluminum glass slider windows. Improve appearance and replace with fiberglass single-hung, dual pane windows. The fiberglass single-hung replacements will enhance the overall look and match the windows of other homes in the area. They are energy efficient and suitable for Arizona weather.



Window color will be white with blue ledge. Wrought iron bars will remain for security.

West – front facing 4th Avenue

Milgard Ultra C650



East – rear facing Railroad Avenue



South – facing 19th Avenue



North



Replace rotted door awnings with new awnings

Rebuild rotted wood and asphalt roofs with new wood and corrugated metal roof awnings. Color will remain red.



Roof would be similar to this example of metal awning near 18th Street and 7th Avenue.

Install new wrought iron fence in front yard

Improve security and appearance of property by installing a new 4' wrought iron fence around perimeter of front yard.

Use a simple fence design similar to this one at 810 S. 4th Avenue.



Thank you Armory Park Historic Zone Advisory Board for your consideration.

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY SITE: ARMORY PARK INVENTORY #: 129-0051-A
COUNTY: PIMA **TOWNSHIP:** BLK 14 **RANGE:** LOT 13 **SECTION:** 13 **BK/DCKT:** 7730
PAGE: 1243 **BLOCK:** 129 **LEGAL DESCRIPTION:** TUC LOT 11

IDENTIFICATION

SKETCH

SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME: LLAKOPULOS HOUSE
ADDRESS/LOCATION: 847 S 4TH AVE (847-849)
CITY: TUCSON
TAX PARCEL #: 117-08-051-0
OWNER: GALLARDO, RENE E. & ADELINA S. JTRS
OWNER ADDRESS: 848 S 4TH AVE
CITY/ZIP: TUCSON, AZ, 85701
HISTORIC USE: RESIDENCE
PRESENT USE: RESIDENCE
BUILDING TYPE: HOUSE
STYLE: SPANISH COLONIAL / SONORAN TRANSITIONAL
CONSTRUCTION DATE: 1946 (74ff)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: GOOD
CONDITION: VERY GOOD

DESCRIPTION

STORIES: 1 **DIMENSIONS LxW:** 32X48
STRUCTURAL MATRL: ADOBE
FOUNDATION MATRL: UNKNOWN,
WALL SHEATHING: STUCCO
APP. ORNA.: NONE

ROOF TYPE: FLAT, W/ PARAPET
ROOF SHEATHING: UNKNOWN,
EAVES TREATMENT: NONE
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

PORCHES: SEE NEXT PAGE
STOREFRONTS: NO
NOTABLE INTERIOR: UNKNOWN

ALTER. DATES: N/A
DESCRIPTION: SEE NEXT PAGE

OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NEXT PAGE

NATNL REGIS STAT: NON-CONTRIBUTING DUE TO AGE
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff

PHOTO

City: 2) Contrib., nonhist.

PHOTO
PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: RUND
DATE: 5/93
VIEW: FULL, LOOKING EAST
NEG. #: ROLL #20, SHOT #3A



ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...

WINDOWS: FLAT STRUCTURAL OPENING, NO HEAD TRIM OUTSIDE OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, WOOD, PLAIN SLIP WINDOW SILL, PLAIN HEAD TRIM WITHIN STRUCTURAL OPENING, PLAIN SIDE TRIM WITHIN STRUCTURAL OPENING, ALUMINUM SLIDER. SIDE: WOOD, 1/1 (1/1,1/1)

ENTRY: FLAT STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, NO HEAD TRIM OUTSIDE STRUCTURAL OPENING, TRIM OF PLASTER/STUCCO, PLAIN HEAD TRIM INSIDE STRUCTURAL OPENING, PLAIN SIDE TRIM INSIDE STRUCTURAL OPENING, WOOD 6-LITE, 3-PANEL DOOR,

PORCHES: PLATFORM PORCH, CLOSED RAILING, BRACKETED WOOD AWNING W/ WOOD SHINGLES OVER FRONT & SIDE ENTRIES

ALTERATIONS: FRONT WINDOWS REPLACED. SECURITY BARS ON WINDOWS & DOORS

OUTBUILDINGS: SMALL METAL STORAGE SHED. SMALL PLYWOOD SHED. NON-CONTRIBUTING.

COMMENTS/DEVELOPMENT PLANS/THREATS:

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

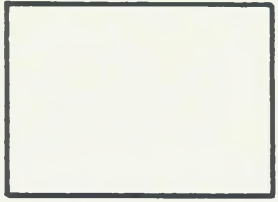
SURVEYOR: D PHILABAUM

SURVEY DATE: 9/93

DATE FORM COMPLETED: 5/17/94



ARMORY PARK HISTORIC RESIDENTIAL AREA

Property Identification	Survey Code <u>129.51</u>
Property Name <u>LIAKOPILOS HOUSE</u> Address <u>847-849 S. 4TH. AVE</u> Present Owner <u>LIAKOPILOS MARIA % LL. VIOLANIEVA</u> Address <u>4431 E. WHITMAN, TUC, AZ. 85711.</u> Present Occupant _____ Present Use <u>RESIDENTIAL-DUPLEX 2</u>	

Legal Data	Zoning Status <u>R3</u>
Property value <u>16,892</u>	Block # <u>129</u>
Threats to property _____	Parcel # <u>51</u>

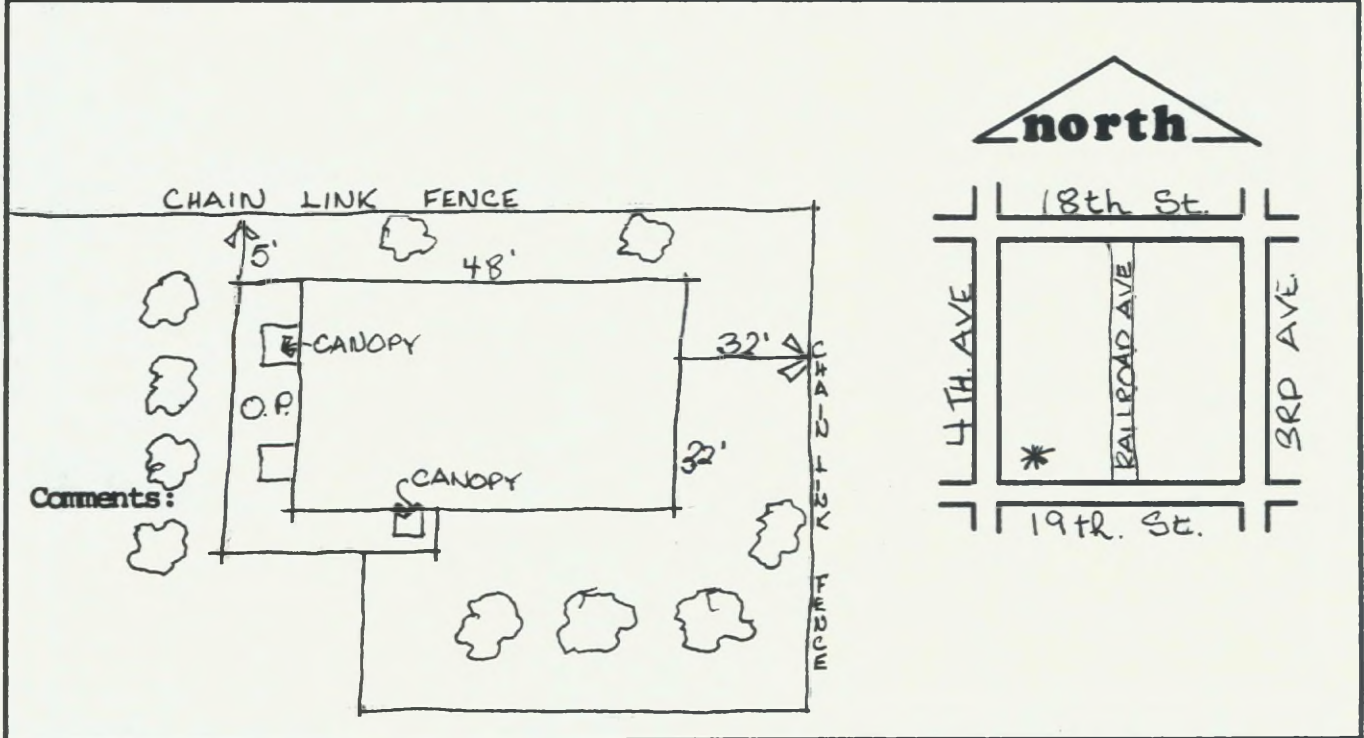
Description • Building & Site	
Architectural style <u>SPANISH-MEXICAN TRAD 2</u> Material of construction <u>ADOBE 3</u> Surface material <u>STUCCO 3</u> color <u>WHITE W/ BROWN TRIM 2</u> Structural system <u>BEARING WALL</u> Number of stories <u>1.0</u> Roof form & material <u>FLAT W/PARAPET. 8-1</u> color <u>-1</u> Condition of building: Exterior <u>EXCELLENT 2</u> Interior _____ Architectural integrity <u>LITTLE CHANGED. 2</u> Adjacent property use <u>RESIDENTIAL-SINGLE FAMILY</u> Accessible to public <u>NO</u>	Dimensions: Lot <u>66</u> x <u>184.8</u> Net lot area <u>2,196.8</u> Major structures: 1 <u>32</u> x <u>48</u> 2 _____ x _____ 3 _____ x _____ 4 _____ x _____
Comment on notable features of building and site: (include additions, alterations, landscape design, etc.) • OVERALL EXCELLENT CONDITION • GROUNDS ARE WELL KEPT WITH BUSHES AND TREES SURROUNDING THE PROPERTY.	Site Description: Condition: <u>EXCELLENT 2</u> Structures: <u>1</u> Types: <u>HOUSE</u> Site Utilization <u>32' FROM E. 5' FROM N.</u> Perimeter definition CHAIN LINK FENCE
	Porch <u>YES 1</u> Basement <u>NO</u>

8475.42

History	Importance -1
Original owner _____ Date of construction _____ 1946 Original use <u>RESIDENTIAL</u> Architect _____ Builder _____	

CO.	Block	Map	Parcel	Area Code	Pocket	Page	Date		
10	117	08	51	150	197	509	9-24-49		
02	21.5	3237	02 21.5	12,925	730	Gross	16,892		
CL.	%	Land	CL.	%	Improvements	Pers. Prop.	TOTALS		
		696			2779	183	Net	3,658	

Site Plan & Lot Location



Source of information: ASSESSOR'S FILE, ON SITE INSPECTION

Date: FEB. 1, 1974
 Recorder: JOHN CATALDO
 Organization: University of Arizona, College of Architecture

Armory Park Property Survey

ADDRESS 847-849 S. 4th Ave.

NAME OF PROPERTY _____

- | | |
|---|--|
| <input type="checkbox"/> Inventory form completed | <input type="checkbox"/> Exemplary file |
| <input type="checkbox"/> Survey file completed | <input type="checkbox"/> Critical location |
| <input type="checkbox"/> Outstanding building | <input type="checkbox"/> Endangered |

FILE CONTENTS

PEOPLE

- * Original owner
- * Present owner
- Other owners
- Architect
- Builder

CONSTRUCTION

- * Date of construction
- Dates of modification
- Types of modification
- * Size
- * Structural condition
- * Materials

STYLE/TECHNICAL SYSTEM

- * Classification
- * Required information

APPEARANCE

- * Existing photo
- * Early photo or early description

HISTORY

- * Noteworthy events

LOCATION

- * Zoning
- * Address
- * Legal description
- * Uses
- Adjacent uses
- Comprehensive plan use
- * Chain of title

Name Gloria J. Fenner

Date 11/24/81

Address 331 E. 18th

(assessor's tax master)

Name _____

Date _____

Address _____

Name _____

Date _____

Address _____

(Please type or print)

Armory Park Property Information Form

ADDRESS 847-849 S. 4th Ave.

NAME OF PROPERTY _____

CITY PLANNING & ZONING

ZONING CLASSIFICATION HR-3 (12/23/74)

ADJACENT ZONING

North: HR-3 South: R-3

East: HR-3 West: R-3

IS THE PROPERTY SUBJECT TO ANY KIND OF DESIGN REVIEW? _____

Armory Park Historic Zone Advisory Board

COMPREHENSIVE PLAN LAND USE Old Pueblo South Plan

Comments: _____

COUNTY ASSESSOR

BOOK 117 MAP 08 PARCEL 0510

ASSESSOR'S FILE NUMBER _____

LOT AREA 12,196.8 sq. ft. FRONTAGE 66' DEPTH 184.9'

Date 7/6/79 TOTAL TAXABLE

LAND CASH VALUE \$6,099

IMPROVEMENT CASH VALUE \$17,774

TOTAL CASH VALUE \$23,873

PRESENT OWNER Maria Liakopoulos

ADDRESS c/o L.L. Violanueva
847 S. 4th

DATE 7/6/79

10 117-08-051

1964

002 01-29 011 0150-51

LIAKOPULOS MARIA
847 S 4TH AVE
TUCSON ARIZ

TUCSON



117080510

AREA CODE		
0150		
S P E C I A L D I S T R I C T		
BASIS	CODE	UNITS

AFF. FILED
ENT.
DATE

10-117-08-051

847-49 S. 4TH AVE
68-90-3012 E

ANNUAL ASSESSMENT

SUMMARY OF VALUES

Change	Land	Improvements	Total	Property	Class	Appraised Value	%	Assessed Value
19 70		\$ 7339		Land	0320 03 12	6099	17.9	
19 72	Transfer 7/10/337	9696	ENT. M...		0320 03 13	2428	21.5	
19 76	LAND REVALUED	6099			0320 03 14			
19 79	90% 17.9			Buildings and Improvements	03 13	9696	21.5	
19					02 15	7339	17.9	
19				Household Furnishings			21.0	
19				TOTAL VALUE				

SERVICES AND AREA

Off Site Improvements	Utilities	Zoning R-3	Neighborhood
Paved Street	City Water	Single Family	Improving
Black Topped Street	Well	Two Family	Static
Gravelled Street	Sewer	Multi Family	Declining
Unimproved	Septic Tank	Business	Blighted
Public Walks	Natural Gas	Commercial	
Curbs and Gutters	Cesspool	Industrial	
Alley	L. P. Gas		
No Alley	Electricity		
Topography	LEVEL		

DATE OF APPRAISAL 8-26-65
MEASURED BY
LISTED BY
PRICED BY
REVIEWED BY
POSTED BY

R	RES 50%	1214	X 18 =	219
	.0 M 50%	1214	X 25 =	304
	215 A.V.			523
	RES 56%	4848	X 18 =	872
	COMM 50%	4848	X 25 =	1212
	215 A.V.			2085
				TOTAL 2084

LAND VALUE CALCULATION

Regular Lot Size		Irregular Lot Size	
Front Foot or Sq. Foot	Unit Value	Depth, Corner, Other Table	Factor
66 x 184	1.70		
12197	.50		
			6099

2/6/69 Land + Imps. Class. change (Split-Percentage) R/R

7/9/75 FENC. Thomas
L/V OF SUB. REVALUED FOR 19 76 by RC12-9-75

6/11-13-72
CLASS 12-50% 12144 = 6072 X 20 = 1214.
CLASS 14-50% 12144 = 6072 X 20 = 1214.

7/13/65

TOTAL \$ 2428

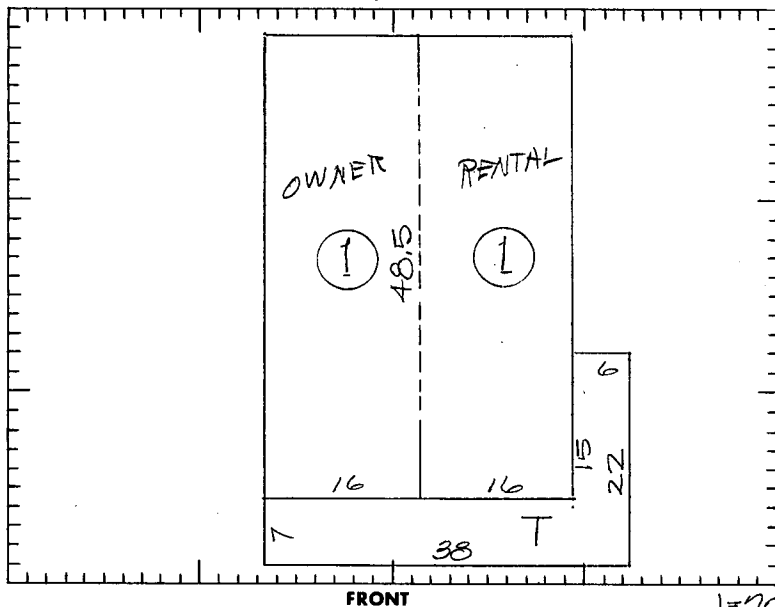
CLASSIFICATION NO. **R30**

STORIES		ROOMS		NO. APTS.		Grade				Grade			
Type & Use		Construction		Quality of Construction		INTERIOR FINISH				ELECTRICAL			
Single Dwlg.		Frame		Grade		Unfinished				Wiring			
X	Two Fam. Dwlg.	Solid Masonry		4	Excellent	Plastered				Fixtures			
	Three Fam. Dwlg.	Block		3	Good	Wallboard				BASEMENT			
	Four Fam. Dwlg.	Brick Veneer		2	Fair	Plywood Plain				None			
		Prefab.		1	Minimum	Plywood Detailed				Full Unfinished			
						Hardwood Panel				Part: Unfinished			
						Knotty Pine				Area: Sq. Ft.			
						BATH WALLS				Part: Finished			
Grade		Grade		Grade		Metal Tile				Area: Sq. Ft.			
FOUNDATION		ROOFING		Grade		Plastic Tile				Concrete Floor			
Concrete		Wood Shingles		Grade		Ceramic Tile				Other			
Cemt. Blk.		Asphalt Shingles		Grade		Plastered				GRADE RATE			
Stone		Asbestos Shingles		Grade		Drywall				Description:			
Brick		Built Up T. & G.		Grade		HEATING & COOLING				ATTIC			
Piers		Tile		Grade		Hot Air Grav.				Unfinished			
None		Slate		Grade		Hot Air Forced				Finished			
EXTERIOR WALLS		Metal		Grade		Steam				Area: Sq. Ft.			
A. Fr. Wd. or Comp. Siding		Prepared Roll		Grade		Hot Water				GRADE RATE			
B. Fr. Brk. Veneer		Insul. Ceiling		Grade		Radiant				Description:			
C. Blk. 8" Painted		Other		Grade		Floor Furn.				ATTIC			
D. Blk. 8" Stucco				Grade		Wall Furn.				Unfinished			
E. Brk. & Blk. or Brk				Grade		Elec. Panel				Finished			
F. Native Stone				Grade		Refrigeration				Area: Sq. Ft.			
G. Slump Block		FLOORS		Grade		Evap. Cooler				GRADE RATE			
H. Adobe		Wd. Joist		Grade		Fireplace				Description:			
Insul. Walls		Sub. Floor		Grade		O. S. Chimney				PORCHES			
Other		Softwood Flrng.		Grade		Base				Number: Open			
		Hardwood Flrng.		Grade		2 Fix. Bath				Number: Closed			
		Concrete		Grade		3 Fix. Bath				Frame			
		Resilient Flrng. <i>629/0</i>		Grade		Water Closet				Masonry			
		Carpet		Grade		Lavatory				Terraces			
ROOF		BATH FLOORS		Grade		Tub				Patio			
Flat		Ceramic Tile		Grade		Shower Stall				PHYSICAL CONDITION			
Shed		Resilient Tile		Grade		Kit. Sink				4 3 2 1			
Gable		Linoleum		Grade		Lndry. Tubs				Other Items			
Hip				Grade		Hot Water Htr.							
Gambrel				Grade		Disposal							
Other				Grade									

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)

DATE OF CONSTRUCTION

REPLACEMENT COST AND FINAL VALUE



Date 1946
Age 25
Source OWNER

DEPRECIATION AND OBSOLESCENCE	
Age (Normal Depreciation)	29%
Physical Condition	—%
Modernization (Minus)	—%
Total Depreciation	—%
Net Condition	—%
SPECIAL OBSOLESCENCE	
Location (Area No. —)	—%
Other	—%
Total Special Obsolescence	—%
Final Net Condition	71%

SPECIAL NOTES:

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
R30	1552	53	8211
902	2	160	320
10A1			915
10A1	Adj.		75
14E1	356	.30	106

REPLACEMENT COST \$10331

FINAL NET CONDITION 71%

FINAL VALUE MAIN BUILDING \$7339

OTHER \$

OTHER IMPROVEMENTS \$

TOTAL BUILDINGS AND IMPROVEMENTS \$7339

CLASS	Grade	Walls	Floor	Roof	Dimensions	Area Sq. Ft.	Replace Value	Dep.	Value
					x x				
					x x				
					x x				
					x x				
					x x				
					x x				

Total

\$

Form 101-3

TREAS 7-71