

For Public Comment: RE 90 FW Hartford Drive

12/12/2023

Hello, my name is George Burke and I live at 15 FW Hartford Drive in the Woodlands neighborhood. My wife and I purchased our house in June of 2010 and I joined the Woodlands HOA Board in 2013. At the time I joined the board one of the board members was Nik Uhlir who had had an issue several years earlier with the wetland buffer on his property that had cost him a lot of money to correct. He was very passionate about making sure that no one else in the neighborhood go through what he had gone through.... and anytime anyone mentioned possibly cutting or trimming trees on their property the WHOA board would always caution them to speak to Peter Britz and the town first to be sure there were no wetland issues. I served on the WHOA board from 2013 until 2021...and the board was very proactive in trying to educate and inform residents. Mr. Chicooree joined the WHOA Board in April of 2017.

When Mr. Chicooree originally purchased his property, the back yard was lined with trees down either side... blocking the view of the neighbors' houses. The first tree cutting on his property that I'm aware of would have been in 2017 when he requested to cut down a tree near the garage. The WHOA board sent him an email mentioning the wetland issue at this time.

He then applied to remove 11 more trees between his house and the neighbor to the left. I inspected Mr. Chicooree's property on behalf of the WHOA Board with Mr. Chicooree present in 2020. I told him in person that I had no problem with him cutting down these trees... but that I very was concerned that the wetland maps showed the buffer covering his entire backyard and extending as far as the edge of his house. I told him he needed to speak to Mr. Bitz before any cutting was done to be sure there were no wetland or buffer issues. I then sent Mr. Chicooree and the entire WHOA Board a link to the wetland delineation map...as well as a screen shot showing his entire yard in the buffer. The approval the HOA Board gave Mr. Chicooree in 2020 for 10 trees **stated it was contingent upon him speaking to Mr. Britz and the town first to confirm there were no wetland concerns.** I do not know if Mr. Chicooree ever contacted the town about any of his tree cutting.

Mr. Chicooree has been on the board for six years including during the time when Dave and Tracey Foster at 200 FW Hartford Drive had a major issue with wetlands in their front yard....and has been at multiple board meetings where the wetland buffer...the wetland maps....tree cutting and expensive replanting scenarios were discussed.

On the day Mr. Chicooree had the large crane of his property this summer I was shocked he would have gotten approval to cut at the rear of his lot... knowing what I do about the maps. As I was going to check my mail that day a large truck came down the road loaded with very large trees. Mr. Chicooree stated the trees he cut were dead or missing bark....that is not what I saw being removed that day. I'm not an arborist....but the trees all looked healthy and none were missing any bark. I have included a photo of the tress removed in the attached package.

There was no shed on Mr. Chicooree's property when I inspected it in 2020, and there is no mention of a shed in any of the MLS listings from prior to him buying it....or in any of the photos from these listings. In order to get approval to build a shed he or the prior owner would have had to submit an ECF request to the HOA Board and receive board approval before building one. I was on the board from 2013-2021 and very involved in this process and I'm not aware of any requests from Mr. Chicopee or the prior owner to

build a shed on the property. I have enclosed tax cards from two other residents of the Woodlands who have applied for... and been approved for sheds by the HOA...and by the town. Their tax cards show the shed dimensions...and also note the building permits.

I was the Woodlands HOA President in 2021 and resigned from the Board in May of 2021 because of Mr. Chicooree's actions in the handling of a situation where a resident cut down multiple trees and built a fence on his property without getting board approval. After I resigned, Mr. Chicooree became the WHOA President.

For Mr. Chicooree to now suggest that residents in the neighborhood are unaware of the wetland issue...or that this is somehow 'new information' that he plans to educate people on is an insult to everyone neighborhood, and to everyone who has served on the board for the last 3 decades. He was informed by myself and two other HOA Board Presidents about the issue....specifically in regard to his property at 90 FW Hartford Drive.

I have attached the prior MLS listings and photos showing how the property looked Before Mr. Chicooree cut down all the trees, as well as his application to the Board to cut trees, and my emails to him and other board members regarding the wetland buffer.

Thanks for your time and for all you do to look out for our town! I hope to attend the meeting tomorrow in-person....but if I cannot....please feel free to contact me anytime with any questions. My cell number is 207-590-8201

Sincerely,



George Burke

15 FW Hartford Drive

Portsmouth, NH 03801

Situation:

On August 9th, I received a visit from Ms. Kate Homet from the planning department. She stated that a neighbor in the Woodlands had called the planning board to make them aware that trees were being taken down at a property. While we would have liked that neighbor to come talk to us if they had concerns or suggestions or advice, the neighbor in question, called the city directly which is rather immature and malicious. We were not aware that the wetlands buffer extended that far into our property. We thought we were safe since we have never had any water problems in our backyards and our neighbor at 70 FW has a backyard (lawn) that extends much further than ours into the woods.

Ms Homet also gave me the web address of a site where I can see the wetland and buffer areas for the Woodlands. Since receiving the link to the map, I have also started to educate neighbors on the wetlands and buffer when I talk to them and if I hear that they are doing projects. Being aware and educated about the wetlands and buffer is important to be able to make decisions.

Historical:

90 FW Hartford Drive were built in the 1980s. Majority of the properties sit in the wetlands buffer as well as some wetlands (see page 3). Since then, the site has seen very little to no tree management. After 40 years of neglect many trees are now leaning towards the houses. Some have their limbs over or touching the roof. Others are sick and dying (peeling bark, trunk splitting; whereas some trees are in danger of falling with their root systems very much exposed. The trees are well over 50ft in height. This can potentially be catastrophic and it could cause injuries or even fatalities to someone inside or outside.

Project Scope:

The aim of this project was to cut down those negligent trees between along the property line at 90 FW property that directly threaten the integrity of the home and the safety of our kids/neighbors. These threats include:

- Bodily harm to both adult and children who play in that area
- Damages to property due to possible falling limbs or whole trees. Old, damaged or otherwise weak trees may fall and endanger lives and/or property. Large, weak branches, too, are a hazard, especially if weighed down by ice. We pick up big branches every winter.
- Humidity due to lack of sunlight and air circulation resulting in moss growth on the roof sides and concrete foundations of the homes as well as mildew rotting away the siding and wood structure.

In order to counter these threats, I had the trees which pose a direct threat to the people and/or home removed. My approach has been judicious with the aim to take trees that posed a threat to our safety and we wanted to be proactive with the hazardous trees. These trees had exposed roots, peeling barks, discolorations and some have started to have rotten branches and trunks. Given that much of the property lies within designated wetland buffer zone we request a conditional wetland permit to complete the project.

Property Project Overview

This proposal is to address the need for tree removal and property enhancement at 80 FW Hartford Drive, Portsmouth, NH. Over the past four decades, little to no tree management has taken place. This lack of maintenance has led to several issues, including trees leaning towards our houses, limbs overhanging kids bedrooms, diseased and dying trees, and trees with exposed root systems. On May 5, 2023 we filed a formal request with the Woodlands Homeowners Association seeking permission to remove a total of five pine trees and three hardwood from our property (see ECF attached form). This step was taken with our commitment to reasonable environmental practices, though at the time, we were unaware that these trees lie within designated wetlands and buffer zones. Our intention has always been to ensure safety and reduce shading, making the home more suitable for solar panel installation.

Project Goals

The primary objectives of this project are to ensure the safety of residents and enhance the property's condition by:

1. Removing hazardous trees that threaten the integrity of our homes and safety of our families.
2. Preventing property damage due to falling limbs and trees, especially during adverse weather conditions.
3. Reducing moss growth, mildew, and damage to roofing and siding.
4. Reduce shading for future solar panel installation.

Project Scope

The project involves the following steps:

1. Safe removal of trees located between 80FW
2. Thorough clean-up of the area, including stump and protruding root grinding to ensure safety, especially for children who frequently play in yard.
3. Replenishment of soil to minimize disturbances to the buffer zone and to support vegetation regrowth.
4. Planting additional vegetation to create a privacy buffer with neighboring properties.

Conclusion

We request your approval and support for this tree removal and property enhancement project. Our aim is to ensure the safety and well-being of our kids, while also enhancing the aesthetic and environmental quality of our properties.

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Woodlands HOA Board of Directors Meeting

MEETING MINUTES – June 28, 2023

Location: Zoom, 7:30PM

Attendance: Ash Chicooree (Pres), Suzanne Dinsmore (Vice Pres), Kirstin Stallkamp (Secretary), Brian French (Treasurer), Beth Weeks, Morgen Healy

I. Financials

- a. Notices being mailed out to residents that have not paid their HOA dues
- b. Discussed looking into offering an electronic payment method
- c. More late payments than usual this year – likely due to Annual Meeting Packet going out by email rather than snail mail.
- d. **REMINDER:** if you haven't paid your dues yet, pls mail a check for **\$645** made out to **The Woodlands Homeowners Association.**

Mail to: Attn: Treasure, The Woodlands Homeowners Assoc, PO Box 1516, Portsmouth, NH 03802-8191

II. Project Plan

- a. Board is working on the list of projects which will be prioritized.
- b. If residents would like to help collect quotes for possible projects, pls reach out to a board member.

III. Pool

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coverage for rest of summer.

c. Lifeguard or no lifeguard – swimming at the pool is always at your own risk.

d. Pool rules will be added to website.

- <https://sites.google.com/view/woodlandshoa>

IV. ECFs

a. 340 TJ – tree removal – approved

b. 425 FW – tree removal – approved

c. 115 FW – shed – approved

d. 115 FW – fence replacement – approved

e. 85 FW – tree removal – approved

f. 80 FW – tree removal – pending

V. Reminders

a. Pls trim your branches back from roads and especially sidewalks.

b. PLS DRIVE SLOW. There are lots of kids playing outside. Pls remind your teen drivers.

c. If you'd like to receive meeting minutes or notices were typically posted on NextDoor, please

email kstallkamp.woodlandshoa@gmail.com to be added to the email list.

d. The WHOA board no longer uses NextDoor for any notifications or inquiries. Please reach out to a board member via email with comments or questions:

- president.woodlandshoa@gmail.com

































90 F W Hartford Dr, Portsmouth, NH C

85 F W Hartford Dr
 Portsmouth, New Hampshire
 Google Street View
 Sep 2019 See more dates



Google



90 F W Hartford Dr, Portsmouth, NH

85 F W Hartford Dr
Portsmouth, New Hampshire

Google Street View

Sep 2011

See latest date



90 F W Hartford Dr, Portsmouth, NH

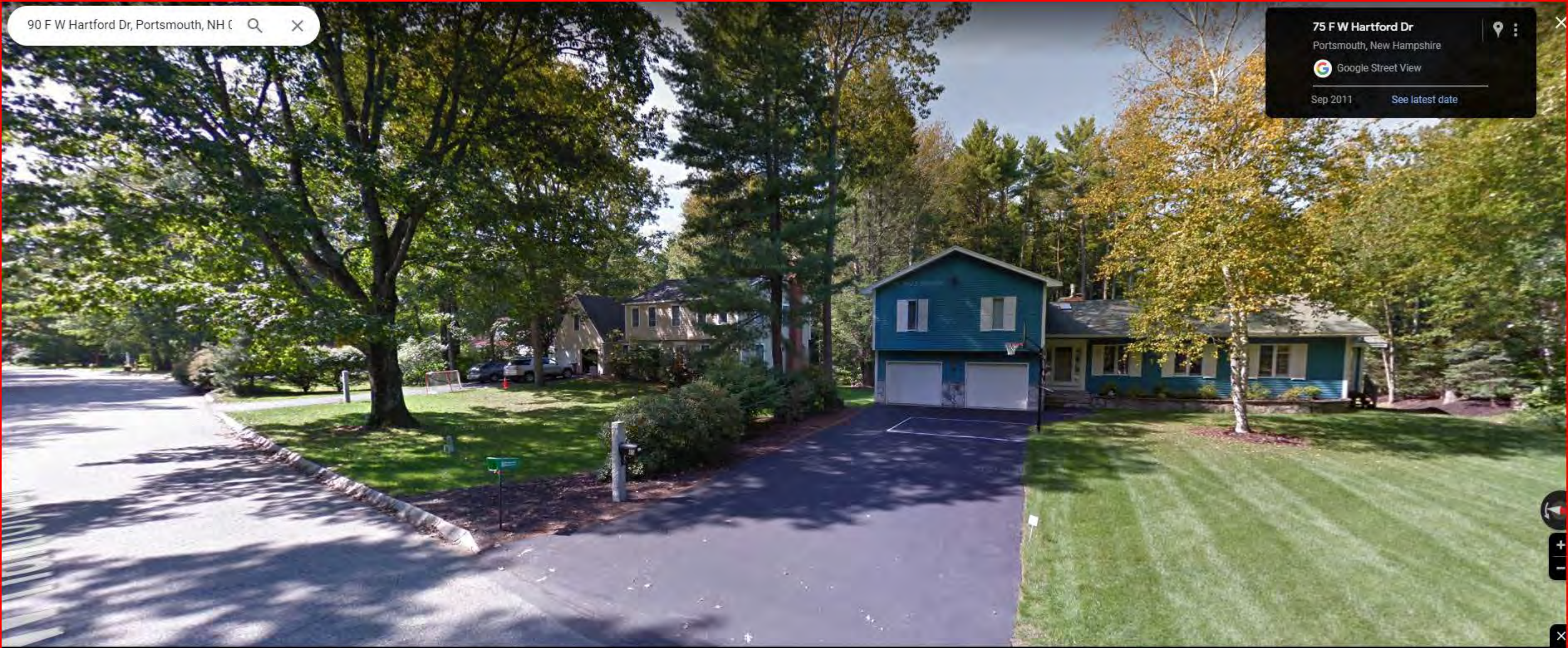
75 F W Hartford Dr

Portsmouth, New Hampshire

Google Street View

Sep 2011

See latest date





90 F W Hartford Dr, Portsmouth, NH (🔍 ✕)

75 F W Hartford Dr
Portsmouth, New Hampshire
📍 Google Street View
Sep 2019 [See latest date](#)

Navigation controls: compass, zoom in (+), zoom out (-), and close (✕).





List: 3/4/2004

Sold: 5/20/2004

Tax - Gross Amount \$6,867.00

Tax Year 2003

Tax Year Notes

136325



23 04:50

Address 90 FW HARTFORD DRIVE
Unit/Lot #
City Portsmouth
Zip Code 03801
County NH-Rockingham
VillDstLoc
DeedBook 3431
DeedPage 1494
Property ID
SPAN#
Owner Name CORONATI,PAT RICK

Listing Status Closed
Property Class Residential
Property Type Single Family
Price - List \$489,900
Price - Closed \$489,900
Days On Market 14
Date - MLS List 3/4/2004
Date - Active Under Contr
Date - Pending 3/18/2004
Date - Closed 5/20/2004
Financing-Buyer OTHER
Concessions
Concession - Amount
Concession - Comments
Short Sale
Foreclosed/Bank-Owned /REO

Directions ROUTE ONE SOUTH LEFT ON HOOVER, CONTINUE STRAIGHT TO WOODLANDS SIGN, THIS IS HARTFORD DRIVE. 90 IS ON RIGHT HALF WAY DOWN.
Remarks - Public SPARKLING ONE OWNER HOME, OPEN FLOOR PLAN NEW ROOF, FRESHLY PAINTED INTERIOR NEW CARPET IN LR DR WOOD FLOORS IN KITCHEN,GREAT ROOM OVER GARAGE .WONDERFUL ASSOCIATION WITH POOL AND TENNIS COURTS,WALK TO ELEMENTARY SCHOOL

General Property Information

Style Garrison
Total Stories 2
Year Built 1981
Exterior Clapboard
Construction Status
Seasonal No
Heat Fuel Electric, Oil
Lot Size Acres 0.70
Lot - Sqft 30,622
Lot Description Landscaped, Level, Subdivision, Wooded

Rooms - Total 8
Bedrooms - Total 4
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4
SqFt-Apx Fin Above Grade
List \$/SqFt Fin ABV Grade \$489,900.00
SqFt-Apx Fin Below Grade
SqFt-Apx Total Finished
SqFt-Apx Tot Below Grade
Basement
Basement Access Type
Basement Description Full
In-Law/Accessory Dwelling No
In-Law Suite No

Appraisal Complete Yes
Appraiser BCB Mike Cocco
Appraiser Phone 4362787
Appraiser Email
List Ofc - Ofc Nm Ph Shanley Realtors, LLC - Off: 603 -436-4808
Agent - Agt Nm Ph Michele McCarthy - Cell: 603-475 -2060
Agent - E-mail michele.mccarthy@verani.com
ListTeam - TeamNmPh
CoLstAgt - Agt Nm Ph
Sell Ofc - Ofc Nm Ph Oyster River Real Estate - Off: 603 -659-3300
Sell Agt - Agt Nm Ph Madeline Lockhardt - Phone: 603 -659-3300
SellTeam - TeamNmPh
CoSelOff - Ofc Nm Ph
CoSelAgt - Agt Nm Ph

Fee
Fee Frequency
Condo Name
Mobile Park Name
Mobile Model Name
Mobile Serial Number
Manuf/Mobile No

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type

Water Frontage Length
Waterfront Property Rights
Water Body Restrictions
Flood Zone No
Garage Yes
Garage Type Attached
Garage Capacity 2
Road Frontage Length
Roads Public

Rooms Property Features

Kitchen 1 12X28 Dining Room 1 11X12
Living Room 1 16X24 Family Room 2 14X24
Mudroom Playroom
Primary Bedroom 2 11X14 Bedroom 2 11X12
Bedroom 2 11X13 Bedroom 2 11X13

Features - Exterior Porch - Screened
Features - Interior Fireplace - Wood, Kitchen Island, Primary BR w/ BA, Window Treatment, Laundry - 1st Floor
Heating Hot Water
Water Public
Sewer Public
Remarks - Non-Public
Showing Instructions Call List Broker

Prepared By: George Burke - Cell: 207-590-8201

george@thearcco.com

Office: ARC Consulting

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90 FW HARTFORD DRIVE

Portsmouth NH 03801





List: 1/31/2015

Sold:

Tax - Gross Amount \$7,716.00

Tax Year 2014

Tax Year Notes

4401382



23 04:50

Address 90 F W Hartford Drive

Unit/Lot #

City Portsmouth

Zip Code 03801

County NH-Rockingham

VillDstLoc

DeedBook 4295

DeedPage 2467

Property ID

SPAN#

Owner Name Scott and Amy Thompson

Listing Status Expired
Property Class Residential
Property Type Single Family
Price - List \$515,000
Price - Closed
Days On Market 80
Date - MLS List 1/31/2015
Date - Active Under Contr
Date - Pending 4/21/2015
Date - Closed
Financing-Buyer
Concessions
Concession - Amount
Concession - Comments
Short Sale No
Foreclosed/Bank-Owned /REO No

Directions Route 1 South, Left on Hoover, Continue straight to the Woodlands sign, this is FW Hartford Drive. 90 is on the right hand side, 5 houses past the stop sign.
Remarks - Public Located in the desirable Woodlands neighborhood, come see the extensive renovations made to this bright and cheerful 4 bedroom colonial home including: stunning Brazilian hardwood Cherry floors in the living and dining rooms, custom cubby woodwork in the mudroom, 3 completely updated bathrooms with beautiful ceramic tile, plumbing and electrical fixtures, granite countertops and Cherry cabinetry in the kitchen. A deck connecting to the expansive 320 sq. ft. skylit screened in porch that overlooks a very spacious open play yard. Central air, a new hot water heater and an electrical converter switch to connect the generator to the main electrical panel have also been added. During the summer, enjoy the private Woodlands recreation center that includes a heated, lifeguarded swimming pool, baby pool, basketball court, lit tennis courts and playground.

General Property Information

Style Garrison
Total Stories 2
Year Built 1981
Exterior Clapboard
Construction Status Existing
Seasonal No
Heat Fuel Oil
Lot Size Acres 0.70
Lot - Sqft 30,492
Lot Description Landscaped, Level, Subdivision, Wooded

Rooms - Total 9
Bedrooms - Total 4
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4
SqFt-Apx Fin Above Grade 2,416
List \$/SqFt Fin ABV Grade \$213.16
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 2,416
SqFt-Apx Tot Below Grade 1,140
Basement Yes
Basement Access Type Interior
Basement Description Daylight, Full, Stairs - Interior, Storage Space, Sump Pump, Unfinished
In-Law/Accessory Dwelling No
In-Law Suite No

Appraisal Complete
Appraiser
Appraiser Phone
Appraiser Email
List Ofc - Ofc Nm Ph Derek Greene - Off: 860-560-1006
Agent - Agt Nm Ph Derek Greene - Phone: 860-560-1006
Agent - E-mail office@TheGreeneRealtyGroup.com
ListTeam - TeamNmPh
CoLstAgt - Agt Nm Ph
Sell Ofc - Ofc Nm Ph
Sell Agt - Agt Nm Ph
SellTeam - TeamNmPh
CoSelOff - Ofc Nm Ph
CoSelAgt - Agt Nm Ph

Fee \$38.00
Fee Frequency Monthly
Fee Includes Recreation
Condo Name
Mobile Park Name
Mobile Model Name
Mobile Serial Number
Manuf/Mobile No

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type

Water Frontage Length
Waterfront Property Rights
Water Body Restrictions
Flood Zone No
Garage Yes
Garage Type Attached
Garage Capacity 2
Parking Driveway, Parking Spaces 6+
Road Frontage Length
Roads Public

Rooms				Property Features	
Kitchen	1	12x28	Dining Room	1	11x12
Living Room	1	16x24	Family Room	2	12x24
Mudroom			Great Room		
Primary Bedroom	2	11x14	Bedroom	2	11x12
Bedroom	2	11x13	Bedroom	2	11x13
Rec Room					
Other	1	12x6	Other	1	32x10
			Bath - Full	2	
Bath - 3/4	2		Bath - 1/2	1	
Association Amenities Playground Features - Exterior Basketball Court, Deck, Fence - Invisible Pet, Playground, Porch - Screened, Window Screens Features - Interior Attic - Hatch/Skuttle, Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen Island, Kitchen /Dining, Primary BR w/ BA, Soaking Tub, Walk-in Closet, Walk-in Pantry, Laundry - 1st Floor Heating Air to Air Heat Exchanger, Hot Air, Hot Water Cooling Central AC Water Public Sewer Public Remarks - Non-Public For further info or to schedule a showing please Contact Seller Amy Thompson at amythompson90@comcast.net and 857-214-1752. Showing Instructions Appointment, Call Owner 1st, Owner Occupied, Showings by Email					

Prepared By: George Burke - Cell: 207-590-8201

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Office: ARC Consulting

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90 F W Hartford Drive

Portsmouth NH 03801



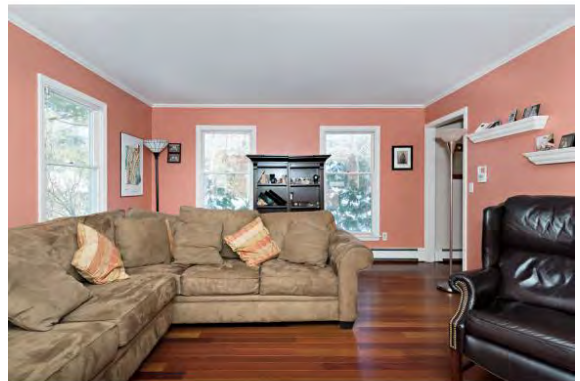
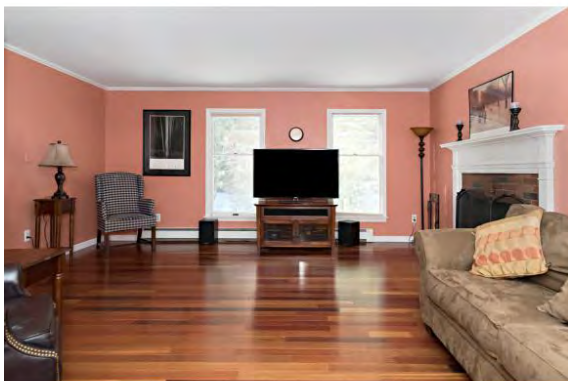
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Prep By: ARC Consulting

Listed by:

Derek Greene / Derek Greene

George Burke



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George Burke

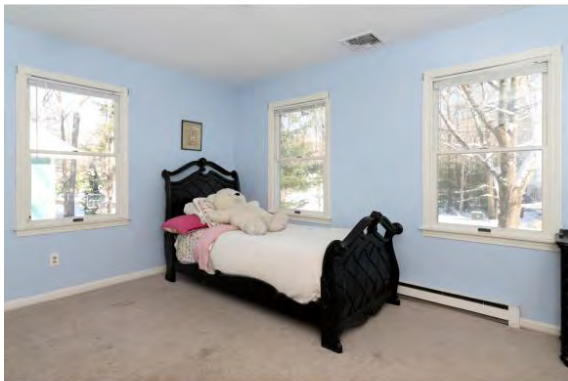
Listed by: Derek Greene / Derek Greene



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George Burke

Listed by: Derek Greene / Derek Greene





List: 6/9/2014

Sold:

Tax - Gross Amount \$7,635.00

Tax Year 2013

Tax Year Notes

4363135



23 04:50

Address 90 FW Hartford
Unit/Lot #
City Portsmouth
Zip Code 03801
County NH-Rockingham
VillDstLoc
DeedBook 4295
DeedPage 2467
Property ID
SPAN#
Owner Name Thompson

Listing Status Expired
Property Class Residential
Property Type Single Family
Price - List \$540,000
Price - Closed
Days On Market 183
Date - MLS List 6/9/2014
Date - Active Under Contr
Date - Pending
Date - Closed
Financing-Buyer
Concessions
Concession - Amount
Concession - Comments
Short Sale No
Foreclosed/Bank-Owned /REO No

Directions From Route 1 turn on to Hoover. Follow Hoover back to the entrance of the Woodlands, Continue straight through the stop sign property in on your right side.
Remarks - Public This beautiful property is privately located in the Woodlands, which offers a pool, tennis, playground, basketball and more - all yours to enjoy! This wonderful 4 bedroom home features many upgrades, including renovated kitchen, bathrooms, the master ensuite boasting tile shower and beautiful tile flooring. This home also features central A/C and a wonderful mudroom entry from the garage with great storage for all the kids backpacks, coats and shoes. The living room features beautiful brazilian cherry hardwood floors and a wood burning fireplace and a flowing floor plan offering both casual and formal living spaces, this home is truly a place to call home! The finished great room over the garage would make a great office, media area or play room. Spending the evening on the screened in porch overlooking the big beautiful backyard for dinner will make for a wonderful summer! Located just minutes to the beach and downtown Portsmouth, this property has it all and will welcome you home!

General Property Information

Style Colonial
Total Stories 2
Year Built 1981
Exterior Clapboard
Construction Status Existing
Seasonal No
Heat Fuel Gas - Natural
Lot Size Acres 0.70
Lot - Sqft 30,492
Lot Description Landscaped, Level, Subdivision, Wooded

Rooms - Total 9
Bedrooms - Total 4
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4
SqFt-Apx Fin Above Grade 2,272
List \$/SqFt Fin ABV Grade \$237.68
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 2,272
SqFt-Apx Tot Below Grade 1,140
Basement Yes
Basement Access Type Walk-up
Basement Description Full, Unfinished
In-Law/Accessory Dwelling No
In-Law Suite No

Appraisal Complete
Appraiser
Appraiser Phone
Appraiser Email
List Ofc - Ofc Nm Ph KW Coastal and Lakes & Mountains Realty - Off: 603-610-8500
Agent - Agt Nm Ph Equity Group International - Cell: 603-682-3218
Agent - E-mail theequitygroupkw@gmail.com
ListTeam - TeamNmPh
CoLstAgt - Agt Nm Ph
Sell Ofc - Ofc Nm Ph
Sell Agt - Agt Nm Ph
SellTeam - TeamNmPh
CoSelOff - Ofc Nm Ph
CoSelAgt - Agt Nm Ph

Fee
Fee Frequency
Condo Name
Mobile Park Name
Mobile Model Name
Mobile Serial Number
Manuf/Mobile No

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type

Water Frontage Length
Waterfront Property Rights
Water Body Restrictions
Flood Zone Unknown
Garage Yes
Garage Type Attached
Garage Capacity 2
Road Frontage Length 103
Roads Paved

Rooms		Property Features	
Kitchen	1	Dining Room	1
Living Room	1	Family Room	2
Rec Room			
Primary Bedroom	2	Bedroom	2
Bedroom	2	Bedroom	2
Other	1		
		Bath - Full	2
Bath - 3/4	2	Bath - 1/2	1
		Association Amenities Club House, Master Insurance, Playground Features - Exterior Playground, Porch - Screened Features - Interior Fireplace - Wood, Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor Heating Baseboard, Hot Water Cooling Central AC Water Public Sewer Public Remarks - Non-Public Showing Instructions Call List Agent	

Prepared By: George Burke - Cell: 207-590-8201 **george@thearcco.com** **Office:** ARC Consulting

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90 FW Hartford

Portsmouth NH 03801



Beautiful 90 FW Hartford



Large Open Kitchen



Beautiful granite counter tops



Nicely Updated



Flows nicely into living space



Wood burning fireplace



Great room for entertaining!



Amazing floors

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Prep By: ARC Consulting

Listed by: Equity Group International / KW Coastal and Lakes & Mountains Realty

George Burke



Large formal dining room



First floor guest bath



Fantastic mudroom

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Listed by: Equity Group International / KW Coastal and Lakes & Mountains Realty

George Burke



Plenty of room for coats!



Tranquil master bedroom



Beautiful Tile Surround



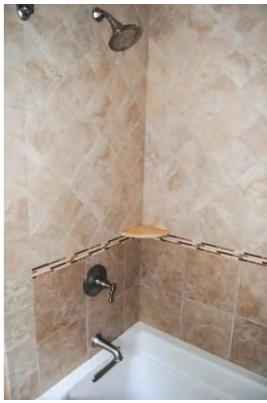
Guest bedroom 2



Guest bedroom 3



Update bath with granite



Gorgeous tile work



Great playroom or office



A space to get away!



Bringing the outdoors in



Huge screened porch

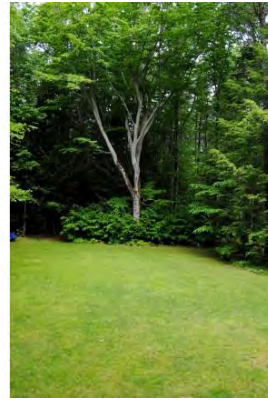


Great space eat or relax!



90 FW Hartford

Portsmouth NH 03801



Large yard



Privacy to play











90 FW - ECF Form

1 message

Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Thu, May 18, 2017 at 3:22 PM


To: T Spencer <tspencer.woodlandshoa@gmail.com>, tferragamo woodlandshoa <tferragamo.woodlandshoa@gmail.com>, Kirstin Stalkamp <kstalkamp.woodlandshoa@gmail.com>, Kyle Harrison <kharrison.woodlandshoa@gmail.com>, Nikolas Uhlir <nuhlir.woodlandshoa@gmail.com>, Amber Peacock <amberpeacock@hotmail.com>, Brian French <briandfrench@gmail.com>, George Burke <gburke.woodlandshoa@gmail.com>

Hello All,

I need that huge oak tree (left of my garage) taken out since it's too close to the house and I have had big branches fall on the garage room this past winter. I have attached the ECF form for your review.

The company is "Urban Tree Service" which is the same one the Schaffer's are using. Let me know if you have any questions. Thanks

Ash

 **WoodlandsEnvironmental_Control_Form_(ECF)-signed.pdf**
55K



Environmental Control Form

If you are planning on making a change to the outside appearance of your home or your property, you must notify and gain permission from the WHA Environmental Control Committee, which is headed by the President of the Board of Directors, BEFORE any work is commenced according to Article VII of the Woodlands Declaration of Covenants and Restrictions. This form should assist you in requesting such permission. Please check off items that you would like to submit to the Committee for consideration.

Exterior Alteration

- Changing the color of the outside of your home (submit color chips).
- Changing your roof color (submit color ship or roofing sample).
- Addition to existing home (submit plans/location/specifications)
- Any structural change to the appearance of your home (submit plans/location/specifications)
- Other structure to be placed on property (submit plans/location/specifications)

Property Alteration

- Cutting down of trees with a diameter of 4" or more (clearly mark trees on property to be inspected)

Other (please explain in a separate letter to the ECC)

I/We submit these for consideration to the Environmental Control Committee.

Name: Ash & Andrea Chicooree

Address: 90 FW Hartford Dr

Phone: 978-317-2973 Email: erg1600@hotmail.com

Signature:  Date: 5-18-2017

Date you would like to commence work: Tentative May 30th or June 2nd

ECF for Tree Removal at 90 FW - My House

1 message

Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Wed, Aug 12, 2020 at 5:34 PM

To: T Spencer <tspencer.woodlandshoa@gmail.com>, George Burke <gburke.woodlandshoa@gmail.com>, Brian French <briandfrench@gmail.com>, Beth Weeks <wright.bl@gmail.com>, Morgen Bullock Healy <morgen.healy@gmail.com>, Elizabeth Feingold <esfgold@icloud.com>, Kirstin Stallkamp <kstallkamp.woodlandshoa@gmail.com>, ECF.woodlandshoa@gmail.com

Hello Everyone,

The trees are on my property in between my house and the house at 100 FW. The soil overtime has eroded to the point that the roots are showing too much and a hazard with wind. Some of the trees lean towards my neighbor's house. My peace of mind is to remove these trees to avoid any potential accidents and damage to property.


Neighbor at 100 FW is totally fine with it since they just had their backyard redone nicely.

There are 11 trees total.

Feel free to contact me and come take a look. Removal date is next Tuesday.

Since I'm on the ECF committee, I copied everyone on this email

Ash

 **Chicooree - Tree Removal ECF Form_2020.pdf**

61K



NOTICE

If you are planning on making a change to the outside of your home or property, you must notify and gain permission from the Woodlands Homeowners Association Environmental Control Committee, **BEFORE** any work is commenced.

Please refer to the **Woodlands Declaration of Covenants and Restrictions**.

The Environmental Control Form and Association Documents can be found on the Woodlands NextDoor web site in the Documents section:

<https://nextdoor.com/documents/>

In addition, approval for a project from the Woodlands Homeowners Association Environmental Control Committee does **NOT** constitute permission to start a project from the City of Portsmouth or any other agency. Homeowners are also required to obtain the proper permits (e.g. building permit, wetlands, etc.) from the city, state or other agencies **BEFORE** commencing work. Many properties in the Woodlands are within the wetlands or wetlands buffer zone. For more information on the wetlands requirements, please contact the City of Portsmouth or visit <http://www.planportsmouth.com/wetlandbuffer.html>.

Thank you for your cooperation.

The Woodlands Board of Directors



Environmental Control Form (ECF)

If you are planning on making a change to the outside appearance of your home or your property, you must notify and gain permission from the WHOA Environmental Control Committee (ECC), which is headed by the President of the Board of Directors, BEFORE any work is commenced according to Article VII of the Woodlands Declaration of Covenants and Restrictions. This form should assist you in requesting such permission. Please check off items that you would like to submit to the Committee for consideration.

All projects must be started within one year of ECF approval and completed within 8 months after the start of the project/construction, unless otherwise specified at the time of approval.

NEW FOR 2020: For faster processing, the WHOA Board prefers that you scan and email this form to: ECF.woodlandshoa@gmail.com Mailing to the WHOA's PO Box is also acceptable.

Exterior Alteration

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- Changing your roof color (submit color chip or roofing sample).
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- Other** (please explain in a separate letter to the ECC)

I/We submit these for consideration to the Environmental Control Committee.

Name: Ash Chicooree

Address: 90 FW Hartford

Phone: 978-317-2973 Email: a.chicooree@gmail.com

Signature:  Date: 8/12/2020

Date you would like to commence work: 8/18/2020

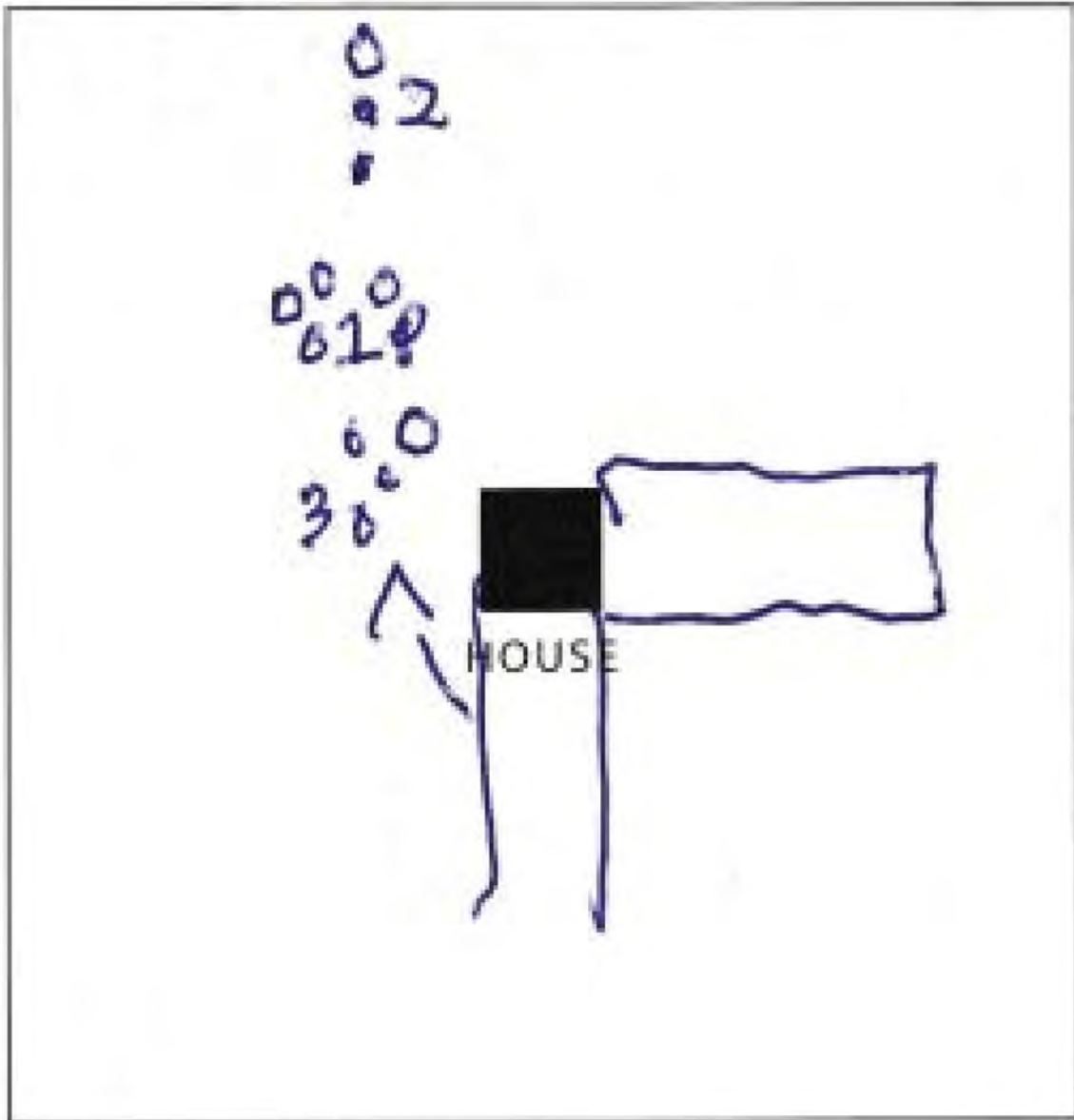
Please allow up to 30 days to process all ECF requests.

NOTE: Approval for a project from the Woodlands Homeowners Association Environmental Control Committee does **NOT** constitute



THE WOODLANDS HOMEOWNERS ASSOCIATION

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George Burke <gburke.woodlandshoa@gmail.com>

Re: ECF for Tree Removal at 90 FW - My House

1 message

George Burke <gburke.woodlandshoa@gmail.com>
To: Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Thu, Aug 13, 2020 at 8:29 PM

<https://portsmouthnh.mapgeo.io/datasets/properties?abuttersDistance=300&panel=themes&themes=%5B%22wetlands%22%5D&zoom=18>

On Wed, Aug 12, 2020 at 5:35 PM Ash Chicooree <achicooree.woodlandshoa@gmail.com> wrote:

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1 message

George Burke <gburke.woodlandshoa@gmail.com>
To: Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Thu, Aug 13, 2020 at 8:31 PM

This shows the buffer being right off the back of your house....rules in the buffer are less strict than in wetlands...but I don't know the rules

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Ash



Ash Buffer Pics.PNG
1822K





Re: ECF for Tree Removal at 90 FW - My House

1 message

George Burke <gburke.woodlandshoa@gmail.com>

Thu, Aug 13, 2020 at 8:25 PM

To: Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Cc: T Spencer <tspencer.woodlandshoa@gmail.com>, Brian French <briandfrench@gmail.com>, Beth Weeks <wright.bl@gmail.com>, Morgen Bullock Healy <morgen.healy@gmail.com>, Elizabeth Feingold <esfgold@icloud.com>, Kirstin Stallkamp <kstallkamp.woodlandshoa@gmail.com>, ECF.woodlandshoa@gmail.com

Hi Everyone, I checked out the trees...and spoke to the new owners at 100 FW next door...they are fine with the trees coming down...and signed my sheet

I could not get an answer at 110 next door....and they have a room with a window out back looking directly at the trees in question. I swung by twice to try and catch them but no luck.

So I want to contact them ...and make sure they don't have any questions or concerns before I make a final recommendation.

Two pines are also close to the woods in the back...so I suggested Ash touch-base with Peter Britz at the town to make sure he doesn;t have any concerns. I'll try to make contact again tomorrow.

George

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See attached

1 message

George Burke <gburke.woodlandshoa@gmail.com>
To: Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Thu, Aug 13, 2020 at 8:21 PM



Peter Britz
Environmental Planner /
Sustainability Coordinator
(603) 610-7205
p.britz@cityofportsmouth.com

Peter Britz Contact.PNG
115K

Re: ECF for Tree Removal at 90 FW - My House

1 message

George Burke <gburke.woodlandshoa@gmail.com>

Fri, Aug 14, 2020 at 9:29 AM

To: Ash Chicooree <achicooree.woodlandshoa@gmail.com>

Cc: T Spencer <tspencer.woodlandshoa@gmail.com>, Brian French <briandfrench@gmail.com>, Beth Weeks <wright.bl@gmail.com>, Morgen Bullock Healy <morgen.healy@gmail.com>, Elizabeth Feingold <esfgold@icloud.com>, Kirstin Stallkamp <kstallkamp.woodlandshoa@gmail.com>, ECF.woodlandshoa@gmail.com

I contacted the homeowner at 110 FW this morning and they have no issues with the trees. The neighbor on the other side is obscured by trees....so I see no reason from an HOA perspective not to approve cutting down what Ash wants to cut down.

It looks like the wetland buffer runs along the rear of his house....so the trees would fall well within the buffer...if the map is accurate...and that could limit what can be legally cut from a town/state perspective.

So I move we approve the ECF with a note that they should talk to the town before doing any cutting and confirm there are no issues due to the wetland buffer/setbacks ...as it appears they are impacted by it.

George

On Thu, Aug 13, 2020 at 8:25 PM George Burke <gburke.woodlandshoa@gmail.com> wrote:

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Ash

 **90 FW Tree ECF Abuttors.pdf**
233K



Re: ECF for Tree Removal at 90 FW - My House

1 message

T Spencer <tspencer.woodlandshoa@gmail.com>

Fri, Aug 14, 2020 at 9:47 AM

To: George Burke <gburke.woodlandshoa@gmail.com>

Cc: Ash Chicooree <achicooree.woodlandshoa@gmail.com>, Brian French <briandfrench@gmail.com>, Beth Weeks <wright.bl@gmail.com>, Morgen Bullock Healy <morgen.healy@gmail.com>, Elizabeth Feingold <esfgold@icloud.com>, Kirstin Stalkamp <kstalkamp.woodlandshoa@gmail.com>, ECF.woodlandshoa@gmail.com

I vote to approve, with the reminder that HOA does not constitute approval or a permit from any other agency, including the City of Portsmouth or State of NH, and we strongly recommend the homeowners check with any applicable agencies, particularly where some of these trees may fall within the wetlands/wetlands buffer zone.

(Note: I gave Dave Foster essentially the same reminder before he clear cut his property... and others as well).

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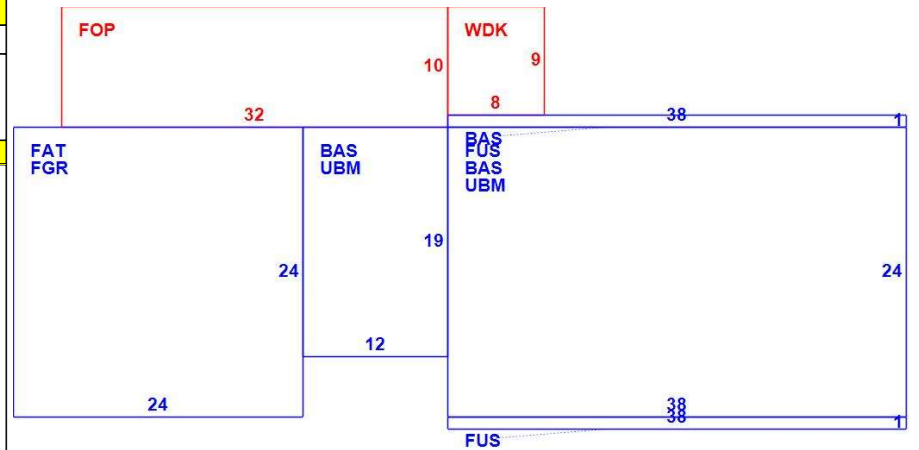
Ash

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2229 PORTSMOUTH, NH						
CHICOOREE AMRISHI A CHICOOREE ANDREA 90 FW HARTFORD DR PORTSMOUTH NH 03801		1	Level	0	All Public	1	Paved	8	2+ Off-St PKG	Description	Code	Appraised	Assessed							
										RESIDNTL	1010	323,500	323,500	VISION						
										RES LAND	1010	166,400	166,400							
SUPPLEMENTAL DATA																				
Alt Prcl ID 0269-0045-0000-0000 OLDACTN 27590 PHOTO WARD PREC. 1/2 HSE GIS ID 31671					CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pid#															
										Total		489,900	489,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CHICOOREE AMRISHI A THOMPSON SCOTT A				5632	1521	07-01-2015	Q	I	502,000	00	0	Year	Code	Assessed	Year	Code	Assessed			
				4295	2467	05-20-2004		I	489,933	0	0	2022	1010	323,500	2021	1010	323,500			
												1010	166,400	2020	1010	166,400	2020	1010	323,500	
												Total		489,900	Total		489,900	Total		489,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int										
				Total		0.00														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch												
115																				
NOTES																				
07/11-BP#10-837-FINISHED NEW DOOR, BRAZIAN HD WD FLRS & TRIM, NEW PHOTO 7/12-ADD WDK TO SKTCH; FOP W/SCRN INSERT APPOINTMENT LETTER JULY 3, 2012																				
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result			
10-837	11-05-2010			8,500	07-11-2011	100		REPLACE FRONT DOOR, IN				03-29-2023	SAS	02	2	01	Measur+1Visit			
											07-15-2021	BB	03	1	CY	Cyclical Review				
											06-22-2017	PM			FR	Field Review Stat Update				
											05-22-2017	JP			SR	Sales Review				
											02-26-2015	DG			FR	Field Review Stat Update				
											07-09-2012	JM			07	Measur/Inf/Dr Info at door.				
											07-11-2011	JW	01	1	50	Building Permit				
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing	Adj Unit P	Land Value			
1	1010	SINGLE FAM M	SRB			30,638 SF	5.72	1.0000	1	1.00	115	0.950	0		1.0000	5.43	166,400			
Total Card Land Units					1	AC	Parcel Total Land Area					1	Total Land Value					166,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	107	Garrison			
Model	01	Residential			
Grade:	B-	B-			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Hot Water			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	9				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	1				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		137.49
Building Value New		385,109
Year Built		1981
Effective Year Built		2003
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		323,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,178	1,178	1,178	137.49	161,963
FAT	Attic	144	576	144	34.37	19,799
FGR	Garage, Attached	0	576	230	54.90	31,623
FOP	Porch, Open	0	320	64	27.50	8,799
FUS	Upper Story, Finished	950	950	950	137.49	130,615
UBM	Basement, Unfinished	0	1,140	228	27.50	31,348
WDK	Deck, Wood	0	72	7	13.37	962
Ttl Gross Liv / Lease Area		2,272	4,812	2,801		385,109

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION
FERRAGAMO KRISTIN E REV TST (1/	1 Level	0 All Public	1 Paved	2 Suburban	Description	Code	Appraised	Assessed		
FERRAGAMO TROY J REV TST (1/2 I			7 2 Off-St PKG		RESIDNTL	1010	407,000	407,000		
135 FW HARTFORD DR					RES LAND	1010	166,200	166,200		
PORTSMOUTH NH 03801		SUPPLEMENTAL DATA			RESIDNTL	1010	2,500	2,500		
		Alt Prcl ID 0269-0029-0000-0000		CONDO C						
		OLDACTN 27430		INLAW Y/						
		PHOTO		LOT SPLIT						
		WARD		2015 Reva JM						
		PREC.		Ex/Cr Appli						
		1/2 HSE								
		GIS ID 31656		Assoc Pid#						
						Total	575,700	575,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FERRAGAMO KRISTIN E REV TST (1/2 INT)	6194	1692	11-16-2020	U	I	0	38	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FERRAGAMO KRISTIN E REV TST	6184	385	10-26-2020	U	I		38	2022	1010	407,000	2021	1010	407,000	2020	1010	377,700
FERRAGAMO TROY J REVOC TRUST	5445	1561	06-03-2013	Q	I	468,000	00		1010	166,200		1010	166,200		1010	166,200
FREEDMAN BERT	2922	2894	05-01-1992		I	0			1010	2,500		1010	2,500		1010	2,500
								Total	575,700	Total	575,700	Total	575,700	Total	575,700	

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
Total			0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
115									
NOTES				Appraised Bldg. Value (Card)					394,100
6/09- REP WD STAIRS W/GRANITE STAIRS				Appraised Xf (B) Value (Bldg)					12,900
6/19BP-NEW SHED INSTALLED				Appraised Ob (B) Value (Bldg)					2,500
3/20BP-SHED HAS ELECTRIC/LIGHTS = SHD2				Appraised Land Value (Bldg)					166,200
12/20-EXPAND REAR WDK 6X20				Special Land Value					0
4/21BP EXPANDED WDK, ADJ DIMS				Total Appraised Parcel Value					575,700
				Valuation Method					C
				Total Appraised Parcel Value					575,700

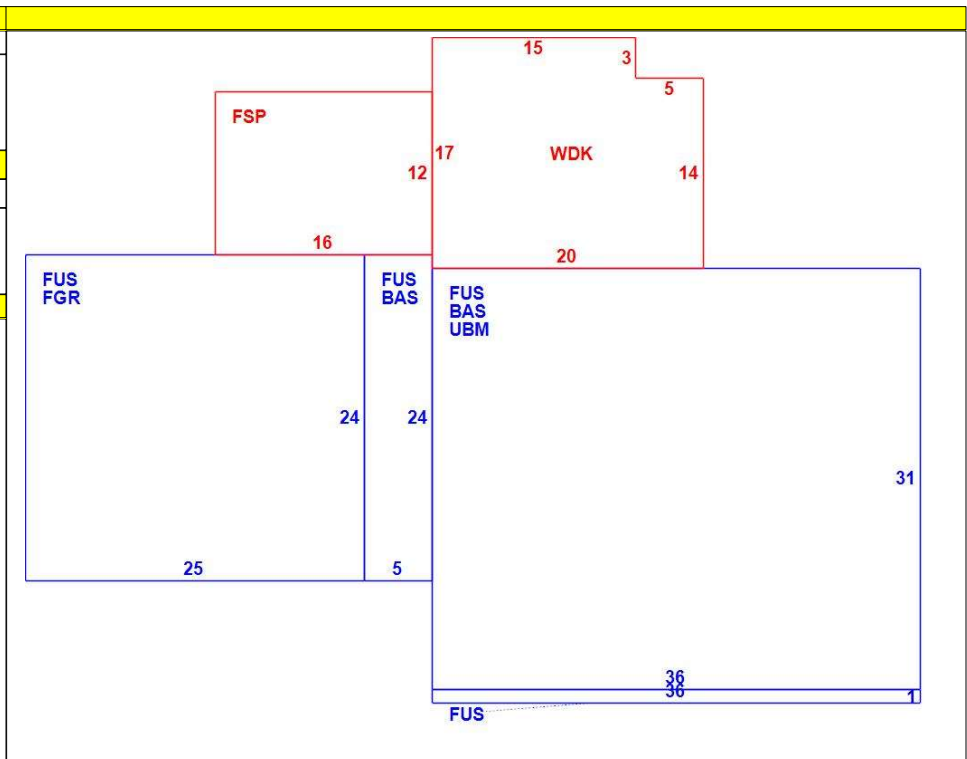
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
VL	12-18-2020	VL			04-30-2021	100		REAR WDK DIMS	03-30-2023	SAS			01	Measur+1Visit
RC	12-18-2020	RC			04-30-2021	100		REAR WDK DIMS	04-30-2021	JW	02	3	50	Building Permit
BLDG-20-3	06-23-2020	AD		4,300	04-30-2021	100		Residential Addition@ Constr	12-18-2020	BH	03		50	Building Permit
ER-19-238	07-15-2019	EL		2,500	03-23-2020	100		DIGGING TRENCH & INSTAL	03-23-2020	JW	03		50	Building Permit
33105	09-21-2018	BP		5,000	06-18-2019	100	12-28-2018	RESIDENTIAL ACCESSORY	06-18-2019	JW	02		50	Building Permit
08-745	09-19-2008			2,100	06-04-2009	100		REPL GRANITE ST	04-29-2019	VS	02	1	50	Building Permit
									06-22-2017	PM			FR	Field Review Stat Update

LAND LINE VALUATION SECTION																																													
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value																													
1	1010	SINGLE FAM M	SRB			30,000 SF	5.83	1.0000	1	1.00	115	0.950	0		1.0000	5.54	166,200																												
Total Card Land Units														1	AC	Parcel Total Land Area														1	Total Land Value														166,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	107	Garrison			
Model	01	Residential			
Grade:	B-	B-			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	02	Warm Air			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	9				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	1				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
REC	REC ROOM	B	600	25.00	1999	A	86	C	1.00	12,900
SHD2	W/LIGHTS ET	L	192	21.00	2018	A	50	B	1.25	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	125.48	155,097
FGR	Garage, Attached	0	600	240	50.19	30,116
FSP	Porch, Screened	0	192	48	31.37	6,023
FUS	Upper Story, Finished	1,872	1,872	1,872	125.48	234,904
UBM	Basement, Unfinished	0	1,116	223	25.07	27,983
WDK	Deck, Wood	0	325	33	12.74	4,141
Ttl Gross Liv / Lease Area		3,108	5,341	3,652		458,264



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PETERS AARON M		1 Level	0 All Public	1 Paved		Description	Code	Appraised	Assessed	2229 PORTSMOUTH, NH
KEUP HEIDI L				8 2+ Off-St PKG		RESIDNTL	1010	380,000	380,000	
465 FW HARTFORD DR		SUPPLEMENTAL DATA				RES LAND	1010	166,300	166,300	
PORTSMOUTH NH 03801		Alt Prcl ID 0249-0008-0000-0000 OLDACTN 19280 PHOTO WARD PREC. 1/2 HSE GIS ID 30912			CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pid#	RESIDNTL	1010	2,000	2,000	
						Total		548,300	548,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PETERS AARON M		5451 0734	06-19-2013	Q	I	460,000	00	Year	Code	Assessed	Year	Code	Assessed	
COOK FRANK T		3110 1761	07-17-1995		I	0		2022	1010	380,000	2021	1010	375,400	
									1010	166,300		1010	166,300	
									1010	2,000		1010	2,000	
						Total		548,300	Total		548,300	Total		543,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
115			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	380,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	166,300
Special Land Value	0
Total Appraised Parcel Value	548,300
Valuation Method	C
Total Appraised Parcel Value	548,300

NOTES	
07/12- CORR SKETCH, ADJ SIZE, ADD UBM; UPD HRDWD/CRPT; FOP W/SCREEN INSERTS; 1 LISTED BDRM=SMALL 12/20-EST COMP CONSTR 12X16 SHD W/ LOFT 5/21BP INSTALLED PLAYHOUSE SHED W/LOFT & PORCH, NO ELECTRICITY	4/22BP-ADDED FULL BATH AB GARAGE WALK-IN TILE SHOWER FLOATING DOUBLE SINK VAN WOOD SLAT WALL, TILE FLR

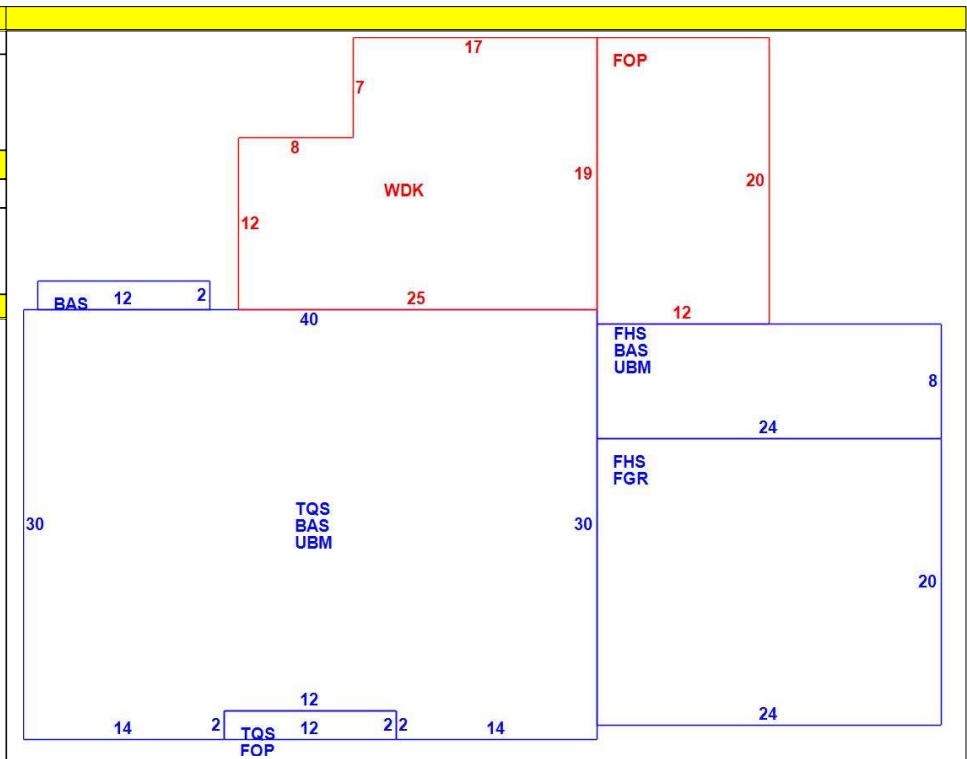
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
PMGR-21-1	02-06-2022			4,000	04-29-2022	100		New bathroom None	04-05-2023	SAS			01	Measur+1Visit
PMGR-21-1	01-04-2022			3,000	04-29-2022	100		Relocation of existing baseboa	04-29-2022	JW	02	3	50	Building Permit
ER-21-532	12-06-2021			2,500	04-29-2022	100		Wire bath and hallway	05-04-2021	JW	02	1	50	Building Permit
BLDG-21-7	11-29-2021			56,040	04-29-2022	100		Residential Alter/Remodel. Ad	12-18-2020	BH	03		50	Building Permit
	12-18-2020	RC			05-04-2021	100		CONFIRM SHD	06-22-2017	PM				FR Field Review Stat Update
BLDG-20-4	07-21-2020	BP		1,200	12-18-2020	100		Residential Accessory Structur	02-26-2015	DG				FR Field Review Stat Update
									07-16-2012	JM	01		00	Measur+Listed INACTIVE

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	SRB			30,412 SF	5.76	1.0000	1	1.00	115	0.950	0		1.0000	5.47	166,300
Total Card Land Units					1	AC	Parcel Total Land Area					1	Total Land Value			166,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	B-	B-			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	04	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	4				
Total Rooms:	9				
Bath Style:	2	Above Avg Qual			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	1				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		138.58
Building Value New		441,918
Year Built		1985
Effective Year Built		2005
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		14
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		86
RCNLD		380,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	160	13.00	2020	G	75	B	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	138.58	192,897
FGR	Garage, Attached	0	480	192	55.43	26,607
FHS	Half Story, Finished	336	672	336	69.29	46,561
FOP	Porch, Open	0	264	53	27.82	7,345
TQS	Three Quarter Story	900	1,200	900	103.93	124,718
UBM	Basement, Unfinished	0	1,368	274	27.76	37,970
WDK	Deck, Wood	0	419	42	13.89	5,820
Ttl Gross Liv / Lease Area		2,628	5,795	3,189		441,918



05 05 2021