

City of Portsmouth, NH – Zoning Board of Adjustment
10.232.20

Special Exception Compliance Narrative

Property Address: 72 Mirona Road, Portsmouth, NH

Tax Map/Lot: 0253/0003/000

Proposed Use: Esthetic services including eyebrow threading, waxing, tinting, brow lamination, lash lifts, eyelash extensions, henna services, microblading, and facials. No retail sales floor.

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

1. Consistency with the Spirit and Intent of the Zoning Ordinance and Gateway G2 District

The proposed professional esthetic services constitute a low-impact, service-oriented commercial use consistent with the purpose of the Gateway G2 District. The use operates entirely indoors within an existing commercial building and aligns with the general character of professional and service businesses within the Gateway corridor.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.

2. No Injury to Public Health, Safety, or Welfare

All services will be provided within an enclosed commercial space and will comply with all applicable building, fire, life safety, and occupancy regulations. The use does not involve hazardous materials, excessive noise, odor, vibration, or late-night operations and will not create adverse impacts.

10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;

3. No Detriment to Neighboring Property Values

The professional nature of the use is consistent with surrounding commercial operations and will not negatively affect neighboring properties or neighborhood conditions.

10.232.24 *No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.*

4. Compatibility with Existing Development

Surrounding properties are characterized by commercial and service-oriented businesses. The proposed use is similar in scale and intensity and will not generate excessive traffic or parking demand.

10.232.25 *No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and*

5. Efficient Use of Existing Buildings and Land

Approval will promote continued productive occupancy of an existing commercial space without structural expansion or site disturbance.

10.232.26 *No significant increase of stormwater runoff onto adjacent property or streets.*

6. Satisfaction of Special Exception Criteria

The Applicant has demonstrated alignment with ordinance intent, protection of public welfare, compatibility with surrounding uses, absence of adverse impacts, and efficient use of existing development.

Conclusion

Based on the foregoing, the Applicant respectfully submits that the proposed esthetic services use at 72 Mirona Road meets all criteria for a Special Exception under Article 2, Section 10.233.20 of the City of Portsmouth Zoning Ordinance and requests approval by the Zoning Board of Adjustment.

City of Portsmouth, NH – Zoning Board of Adjustment
Special Exception Written Statement

Special Exception Compliance Statement

Property Address: 72 Mirona Road, Portsmouth, NH

Tax Map/Lot: 0253/0003/000

Proposed Use: Esthetic services including eyebrow threading, waxing, tinting, brow lamination, lash lifts, eyelash extensions, henna services, microblading, and facials. No retail sales floor.

Consistency with Gateway G2 District Purpose

The proposed professional esthetic services use supports the intent of the Gateway G2 district by providing low-impact commercial services that contribute to economic vitality and effective reuse of existing commercial space.

Compatibility with Surrounding Uses

The use is consistent with nearby commercial and service-oriented operations and will not generate excessive traffic, noise, odor, or other disturbances.

No Adverse Impact on Public Health, Safety, or Welfare

All operations will occur indoors within an existing commercial structure and comply with applicable building, fire, and occupancy regulations.

Efficient Use of Existing Development

Approval promotes continued productive occupancy of existing commercial space without the need for structural expansion or zoning variances.

Conformance with Zoning Ordinance Intent

While not permitted by right, the professional service nature of the use aligns with the spirit of allowed commercial activities within the Gateway district.

Conclusion

The Applicant respectfully submits that the proposed use meets the standards for a Special Exception under Article 2, Section 10.233.20 and requests approval by the Zoning Board of Adjustment.

27'-8 5/16"

7 ft 2.69 in

8'-3 15/16"

5'-1 7/8"

4'-11 3/8"

5'-1 5/8"

5'-2 7/16"

23'-11 11/16"

10'-2"

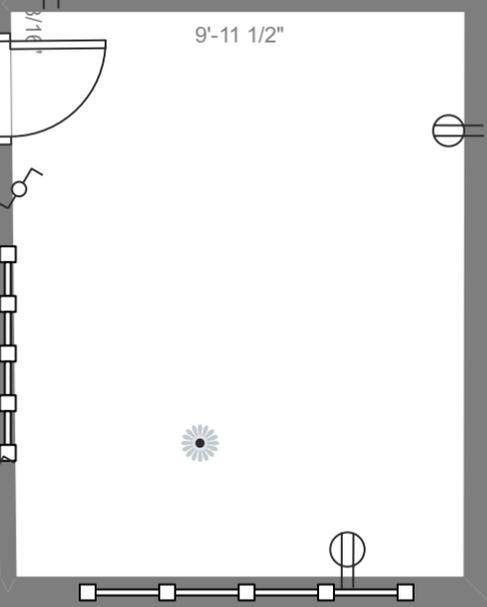
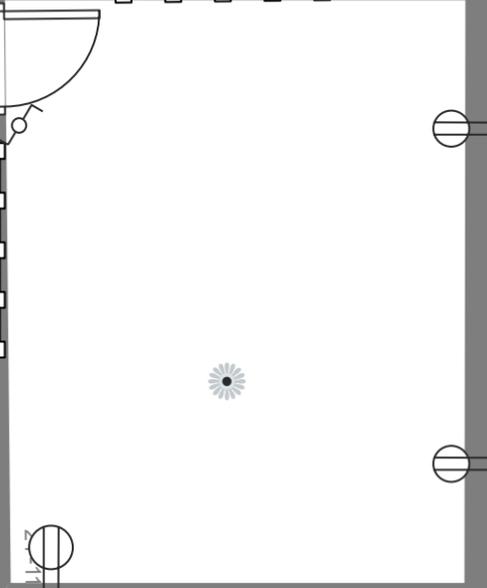
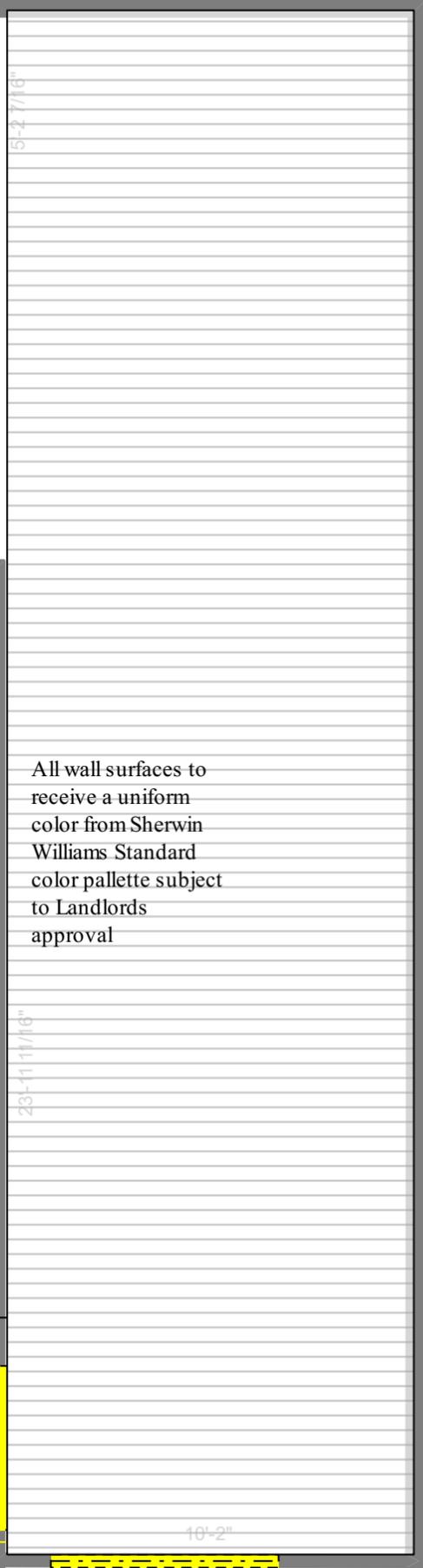
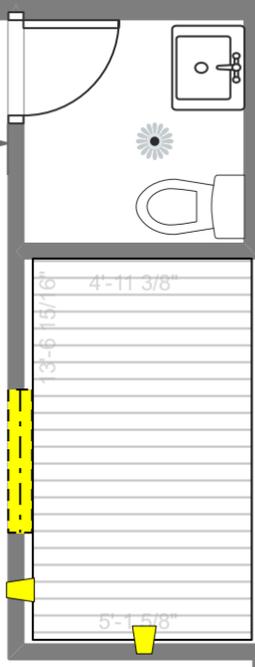
12'-4 1/4"

10'-2 1/8"

9'-11 1/2"

27'-6 11/16"

74'-10 1/16"



Fill in door
Plumbing stub installed for tenant installed bubbler (if required)

Plumbing Stub provided for tenant installed sink

new demising wall to suspended ceiling

All wall surfaces to receive a uniform color from Sherwin Williams Standard color palette subject to Landlords approval

The Manchester Esthetic Services LLC, DBA Art of Eyebrows
1600 sq ft
1-2026

Fill in door

New outlet

New outlet

Fill in window

New Office

Fill in double door

Existing space is 2 suites together Suite 2 & Suite 3 currently not I use, but formerly used by Madison Resources as office space. The demarcation wall would be installed down the center of the suite the long way from the pillar marking the center from side to side. Demark wall will be built up to the existing pillar and go all the way to the foreground/front of the photo.







Lindt
CHOCOLATE

NATIONAL
EMPLOYMENT

NATIONAL ENGINEERING
SERVICE CORPORATION

DA
CO



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MADISON COMMERCIAL GROUP LL ATTN: ACCTS PAYABLE 72 MIRONA RD SUITE 4 PORTSMOUTH NH 03801		1 Level	1 Public Sewer	1 Paved		Description	Code	Appraisec	Assessed	2229 PORTSMOUTH, NH VISION		
						COMMERC.	3230	4,746,500	4,746,500			
		SUPPLEMENTAL DATA				COM LAND	3230	1,346,900	1,346,900			
		Alt Prcl ID 0253-0003-0000-0000 OLDACTN 22110 PHOTO WARD PREC. 1/2 HSE GIS ID 35692				CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#		COMMERC.	3230	147,400	147,400	
						Total		6,240,800	6,240,800			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MADISON COMMERCIAL GROUP LLC		3366 0269	01-06-1999	U	I	2,000,000	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	3230	4,746,500	2024	3230	4,746,500	2023	3230	4,472,400
									3230	1,346,900		3230	1,346,900		3230	1,077,500
									3230	147,400		3230	147,400		3230	92,700
						Total		6,240,800	Total		6,240,800	Total		5,642,600		

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	STREET INDEX NAME	Batch
301			

NOTES			
MADISON VILLAGE	& ENTIRE 2ND FLR		
CARD 2 FOR HALF OF SKETCH	CARD 3-SEWING CENTER, FIREFLY & 2ND FLR		
BUILDING ON CARD 5 DEMO'D IN 08	MADISON RESOURCES		
CARD 1 KINDER CARE	CARD 4 - THE GOLDEN EGG		
CARD 2- 9 ROUND,	24 LEAN-TO ON CONCRETE=SMOKING AREA=NV		
MADISON RESOURCES OCUPP UNITS 2-5			

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
GAS-25-13	01-28-2025			7,095	02-13-2025	100		reconnect gas piping for furnac		02-13-2025	JW	03	3	50	Building Permit
BLDG-24-3	06-11-2024			20,000	02-13-2025	100		We have an exterior covered w		07-22-2024	CR			FR	Field Review Stat Update
MECH-24-1	03-11-2024			10,930	04-11-2024	100		Remove the 80% gas furnace		05-15-2024	NS			07	Measur/Inf/Dr Info at door
MECH-23-3	10-19-2023			14,008	01-16-2024	100		<div>Replace packaged heat/		01-16-2024	JW	03	3	50	Building Permit
MECH-23-1	05-12-2023			29,930	01-16-2024	100		Remove two chimney vented g		05-04-2023	CKR	07	2	50	Building Permit
MECH-23-3	05-02-2023	MC	Mechanical	3,000	05-04-2023	100		Installed Fiat floor basin to rec		12-29-2022	JW	03	3	50	Building Permit
EC-23-109	05-01-2023	DE	Demolish	500	05-04-2023	100		wire replacement 5ton gas/ele		03-31-2022	CKR	03	3	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	3230	SHOPNGMALL	G2			181,645 SF	31.00	1.0000	1	0.92	301	0.260	-8% SIZE		1.0000	7.42	1,346,900	
Total Card Land Units						4 AC	Parcel Total Land Area						4	Total Land Value				1,346,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	204	Day Care			
Model	94	Commercial			
Grade	C	C			
Stories:	1				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	25	Vinyl Siding			
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 Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3230	SHOPNGMALL			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Conn Wall					
1st Floor Use:					
Class					

MIXED USE		
Code	Description	Percentage
3230	SHOPNGMALL	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		127.64
RCN		1,252,021
Year Built		2004
Effective Year Built		2008
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		1,051,700
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	% Gd	Gr	Gr Adj	Appr. Value
SPR1	SPRINKLERS-WET	B	9,796	5.30	2007	A	84	C	1.00	43,600
LT3	W/TRIPLE LIGHT	L	1	1757.00	1990	A	50	C	1.00	900
PAV1	PAVING-ASPHALT	L	87,000	3.00	2000	A	50	C	1.00	130,500
LT2	W/DOUBLE LIGHT	L	1	1305.00	1990	A	50	C	1.00	700
FN4	FENCE-8' CHAIN	L	520	32.00	1990	A	50	C	1.00	8,300
LT1	LIGHTS-IN W/PL	L	10	853.00	1998	A	50	C	1.00	4,300
FN1	FENCE-4' CHAIN	L	80	20.00	2000	A	50	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	9,796	9,796	9,796	127.64	1,250,361	
FOP	Porch, Open	0	51	13	32.54	1,659	
Ttl Gross Liv / Lease Area		9,796	9,847	9,809		1,252,020	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MADISON COMMERCIAL GROUP LL ATTN: ACCTS PAYABLE 72 MIRONA RD SUITE 4 PORTSMOUTH NH 03801		1	1	1		Description	Code	Appraisec	Assessed	2229 PORTSMOUTH, NH VISION
						COMMERC.	3230	4,746,500	4,746,500	
						COM LAND	3230	1,346,900	1,346,900	
SUPPLEMENTAL DATA						COMMERC.	3230	147,400	147,400	
Alt Prcl ID 0253-0003-0000-0000 OLDACTN 22110 PHOTO WARD PREC. 1/2 HSE GIS ID 35692		CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		6,240,800	6,240,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MADISON COMMERCIAL GROUP LLC		3366 0269	01-06-1999	U	I	2,000,000	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	3230	4,746,500	2024	3230	4,746,500	2023	3230	4,472,400
									3230	1,346,900		3230	1,346,900		3230	1,077,500
									3230	147,400		3230	147,400		3230	92,700
								Total		6,240,800	Total		6,240,800	Total		5,642,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 4,334,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 412,500				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	STREET INDEX NAME	Batch
301			

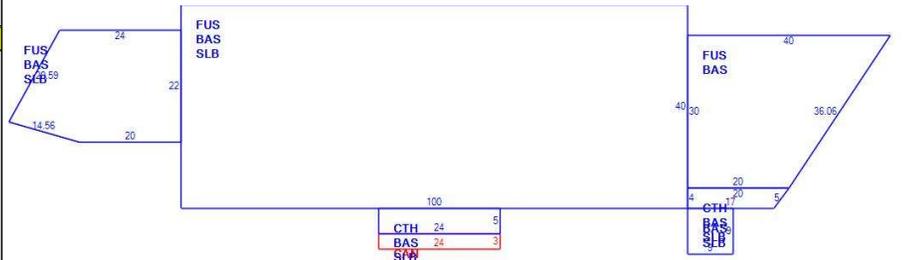
NOTES			
ARTISAN OUTLET BP CARD 2 FOR HALF OF SKETCH FUNC = FUS 2024-9 ROUND KICKBOXING			
Total Appraised Parcel Value 6,240,800			
Valuation Method C			
Total Appraised Parcel Value 6,240,800			

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

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		
2	3230	SHOPNGMALL	GW			0.000 AC	0.00	1.0000	0	1.00		1.000		0.0000	0	0		
Total Card Land Units						0 AC	Parcel Total Land Area						4	Total Land Value				1,346,900

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION								
MADISON COMMERCIAL GROUP LL ATTN: ACCTS PAYABLE 72 MIRONA RD SUITE 4 PORTSMOUTH NH 03801		1 Level	1 Public Sewer	1 Paved		Description	Code	Appraisec	Assessed									
							COMMERC.	3230	4,746,500			4,746,500						
							COM LAND	3230	1,346,900			1,346,900						
SUPPLEMENTAL DATA						COMMERC.	3230	147,400	147,400									
		Alt Prcl ID 0253-0003-0000-0000 OLDACTN 22110 PHOTO WARD PREC. 1/2 HSE GIS ID 35692			CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#		Total		6,240,800	6,240,800								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MADISON COMMERCIAL GROUP LLC		3366 0269	01-06-1999	U	I	2,000,000	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2025	3230	4,746,500	2024	3230	4,746,500	2023	3230	4,472,400		
									3230	1,346,900		3230	1,346,900		3230	1,077,500		
									3230	147,400		3230	147,400		3230	92,700		
		Total						6,240,800		Total		6,240,800		Total		5,642,600		
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																		
Nbhd		Nbhd Name		STREET INDEX NAME				Tracing				Batch						
301																		
NOTES																		
ARTISAN OUTLET BP CARD 2 FOR HALF OF SKETCH FUNC = FUS FIREFLY POTTERY & MERRI STITCHES SEWING																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
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		
3	3230	SHOPNGMALL	GW			0.000 AC	0.00	1.0000	0	1.00		1.000		0.0000	0	0		
Total Card Land Units						0 AC	Parcel Total Land Area						4	Total Land Value				1,346,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	16	Shop Center LO			
Model	94	Commercial			
Grade	C+	C+			
Stories:	2				
Occupancy	3.00				
Residential Unit					
MIXED USE					
			Code	Description	Percentage
Exterior Wall 1	14	Wood Shingle	3230	SHOPNGMALL	100
Exterior Wall 2	25	Vinyl Siding			0
Roof Structure	07	Gambrel			0
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3230	SHOPNGMALL			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Conn Wall					
1st Floor Use:					
Class					
			Adj. Base Rate		115.45
			RCN		1,310,185
			Year Built		1990
			Effective Year Built		1994
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		10
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		60
			RCNLD		786,100
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



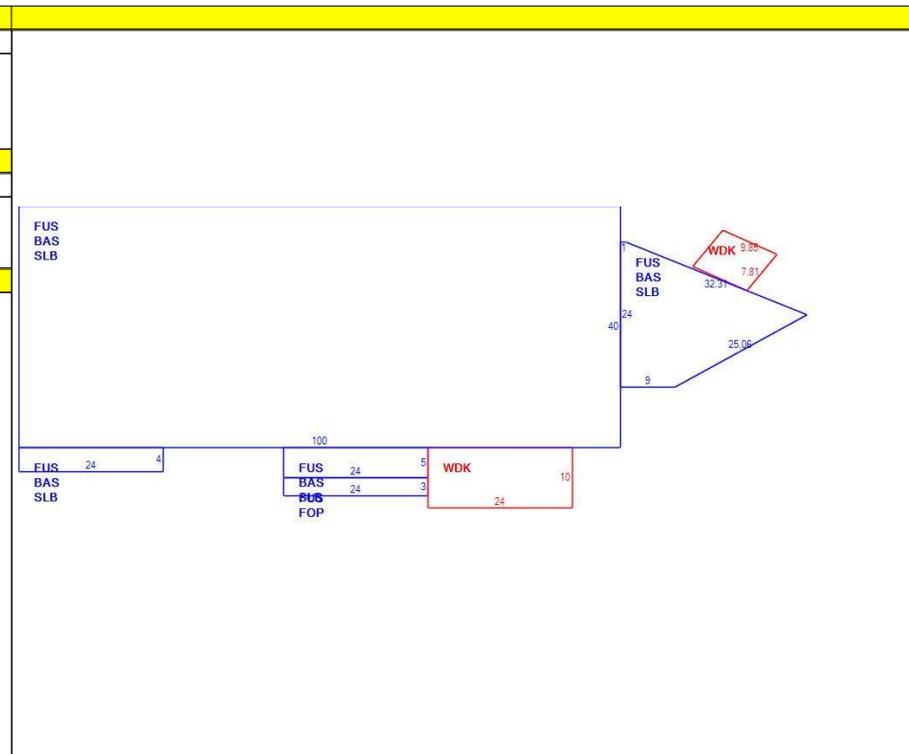
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
RS1	UTIL BLDG FRAME	L	81	47.00	2000	A	50	C	1.00	1,900
SPR1	SPRINKLERS-WET	B	11,335	5.30	1993	00	60	C	1.00	36,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,805	5,805	5,805	115.45	670,158	
CAN	Canopy	0	72	14	22.45	1,616	
CTH	Cathedral Ceiling	0	194	0	0.00	0	
FUS	Upper Story, Finished	5,530	5,530	5,530	115.45	638,411	
SLB	Slab	0	4,905	0	0.00	0	
Ttl Gross Liv / Lease Area		11,335	16,506	11,349		1,310,185	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH								
MADISON COMMERCIAL GROUP LL ATTN: ACCTS PAYABLE 72 MIRONA RD SUITE 4 PORTSMOUTH NH 03801		1 Level	1 Public Sewer	1 Paved		Description	Code	Appraisec	Assessed			VISION						
						COMMERC.	3230	4,746,500	4,746,500									
						COM LAND	3230	1,346,900	1,346,900									
						COMMERC.	3230	147,400	147,400									
SUPPLEMENTAL DATA																		
Alt Prcl ID 0253-0003-0000-0000 OLDACTN 22110 PHOTO WARD PREC. 1/2 HSE GIS ID 35692						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#												
						Total		6,240,800	6,240,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MADISON COMMERCIAL GROUP LLC		3366 0269	01-06-1999	U	I	2,000,000	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2025	3230	4,746,500	2024	3230	4,746,500	2023	3230	4,472,400		
									3230	1,346,900		3230	1,346,900		3230	1,077,500		
									3230	147,400		3230	147,400		3230	92,700		
								Total		6,240,800	Total		6,240,800	Total		5,642,600		
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																		
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch										
301																		
NOTES																		
ARTISAN OUTLET BP				LOCATE KITCH SINK & INSTALL NEW CABINETS														
CARD 2 FOR HALF OF SKETCH				& COUNTERTOPS														
FUNC = FUS				MAY 2023 - GOLDEN EGG DINER REPLACED														
04/16- PERMITS: NEW TENANT- MADISON				CAFE NOSTIMO. NO REAL CHANGES														
RESOURCES- TO OCCUPY UNITS 2,3,4 & 5;				OTHER THAN ADDED A BRKFST COUNTER -NCIV														
CONVERT OFFICE AREA TO NEW CONF RM, RE-																		
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				
									11-01-2024	SW			40	Hearing No change				
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		
4	3230	SHOPNGMALL	GW			0.000 AC	0.00	1.0000	0	1.00		1.000		0.0000	0	0		
Total Card Land Units						0 AC	Parcel Total Land Area						4	Total Land Value				1,346,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	94	Commercial			
Grade	C+	C+			
Stories:	2				
Occupancy	3.00				
Residential Unit					
MIXED USE					
			Code	Description	Percentage
Exterior Wall 1	14	Wood Shingle	3230	SHOPNGMALL	100
Exterior Wall 2	25	Vinyl Siding			0
Roof Structure	07	Gambrel			0
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			1,021,264
Heating Fuel	03	Gas			1990
Heating Type	04	Forced Air-Duc			1994
AC Type	03	Central			A
Bldg Use	3230	SHOPNGMALL			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Conn Wall					
1st Floor Use:					
Class					
COST / MARKET VALUATION					
			Adj. Base Rate		108.45
			RCN		
			Year Built		1990
			Effective Year Built		1994
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		10
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		60
			RCNLD		612,800
			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	% Gd	Gr	Gr Adj	Appr. Value
SPR1	SPRINKLERS-WET	B	9,368	5.30	1993	A	60	C	1.00	29,800
ELV1	ELEVATOR PASS	B	2	78011.00	1993	00	60	C	1.00	114,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,648	4,648	4,648	108.45	504,071	
FOP	Porch, Open	0	72	18	27.11	1,952	
FUS	Upper Story, Finished	4,720	4,720	4,720	108.45	511,879	
SLB	Slab	0	4,648	0	0.00	0	
WDK	Deck, Wood	0	314	31	10.71	3,362	
Ttl Gross Liv / Lease Area		9,368	14,402	9,417		1,021,264	

