



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Electronic Submission

Waived: ____ Yes ____ No

PZC Form 1

Planning and Zoning Application

1. Type of Application(s), Use and Property Information (check all that apply)

- | | | |
|--|---|---|
| ☐ Informal Staff Review | ☒ Site Plan/Design Review | ☐ Municipal Project (CGS§8-24) |
| ☐ Special Permit/Design Review ¹ | ☐ Subdivision /Resubdivision | ☐ Lot line Adjustment |
| ☐ Zoning Map Change | ☐ Regulation Amendment(s) | ☐ New District |
| ☐ Multifamily Development | ☐ Coastal Area Management ² | ☐ Earth Excavation |
| ☐ Flood Hazard Area | ☐ Other: _____ | ☐ Other: _____ |

Specify all uses and corresponding section for which this application applies³:

Use: General roadside assistance and towing contractor for AAA (see SOU) Section: General Industrial District Section 11

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: Elite Auto Services If subdivision how many lots?: N/A

If applicable, are roadways proposed to be private, public or both:

- ☐ Private ☒ Public(Existing) ☐ Both⁴ N/A - No proposed roadway

Parcel 1

Map/Block/Lot: 50 / / 3559 / /

Street No. & Name: 17 Industrial Drive

Size SF/AC: 789,742.87 / 18.1 ± ac

Zoning District(s): I-G

Parcel 2

Map/Block/Lot: / / / /

Street No. & Name:

Size SF/AC: /

Zoning District(s):

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.

2. Applicant Information

Name: JGW Holding, LLC - Jon Wright
Title: Member & Owner - Elite Auto Services
Company: Elite Auto Services
Address: [REDACTED]
City/State: [REDACTED]
Zip Code: [REDACTED]
Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

☐ Legal Owner of Record
☐ Power of Attorney
☒ Contract to Purchase
☐ Other _____

3. Agent Information; if applicable

Name: Joe Wren, PE
Title: [REDACTED]
Company: [REDACTED]
Address: [REDACTED]
City/State: [REDACTED]
Zip Code: [REDACTED]
Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Specify Nature of Agent
☐ Attorney
☒ Civil Engineer
☐ Land Surveyor
☐ Design Professional; _____
☐ Other: _____
Bar/License/Reg. No.: 21090

4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? ☐ Yes ☒ No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name: Stephen Sheehan
Title: [REDACTED]
Company: [REDACTED]
Address: [REDACTED]
City/State: [REDACTED]
Zip Code: [REDACTED]
Telephone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

Name: Philip Barth
Title: [REDACTED]
Company: [REDACTED]
Address: [REDACTED]
City/State: [REDACTED]
Zip Code: [REDACTED]
Telephone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

<see attached>

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

The subject property is an existing developed site with two buildings. Industrial Drive has a variety of buildings, styles, sizes, uses, etc. The proposal does not include any substantive changes to either of the buildings or the site. Hence, the proposal is compatible with the neighborhood character.

7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

As aforementioned in #6 above, the proposal involves minimal site improvements and the two buildings will remain as they are. The use is for a roadside assistance contractor for AAA. The proposed use will include support office space in the front building and parking of a few fleet vehicles toward the rear of the property as described in more detail in the attached Statement of Use. Therefore, the proposed aligns with permitted uses in the I-G zone and is consistent with the POCD.

8. Natural and Cultural Resources

Yes	No		% of Property
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☒	☐	a. Are inland wetlands present on site? Total SF/AC <u>+/-126,500 S.F./ +/- 2.9 ac</u>	<u>16%</u>
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☐	☒	b. Are tidal wetlands present on site? Total SF/AC _____ / _____	_____
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☐	☐	c. Are their known or suspected vernal pools on the property? <u><none known></u>	
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☒	☒	d. CT DEEP NDDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>	
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Partial property but not developed part of site. The Town GIS layer does not show that, only south of 395.

☐	☒	e. Are floodplains or flood hazard areas on the property?	
Identify: _____			

☐	☒	f. Is the property located within a local, state or national historic district?	
If yes identify district name: _____			

☐	☒	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?	
If yes, identify: _____			

9. Additional Information

Yes No

- ☐ ☒ a. Is any part of the site within 500' of the Town line? Which town: _____
- ☐ ☒ b. Will any egress or ingress for the property use streets within an adjoining municipality?
- ☐ ☒ c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- ☐ ☒ d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- ☐ ☒ e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- ☒ ☐ f. Is public water available or proposed to the site? Identify: existing on site
- ☐ ☒ g. Are public sanitary sewers available or proposed to the site? Identify: septic sytem
- ☐ ☒ h. Is there a utility, drainage or other easement(s) on the site? Specify: <none known>
- ☐ ☒ i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____/_____ Percent of property(s)_____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: ☒ Yes ☐ No (List singularly; attached additional pages if necessary)

<u>Date Issued</u>	<u>Issuing Agency</u>	<u>Approved Use/Activity</u>
<u>7/22/99</u>	<u>Conservation Commission</u>	<u>Establish Non- Encroachment Lines</u>
<u>11/29/99</u>	<u>ZEO</u>	<u>Permit # 99-444</u>
<u>8/9/99</u>	<u>PZC</u>	<u>Site Plan Approval</u>
<u>1987</u>	<u>PZC</u>	<u>Special Permit - Office Building</u>
_____	_____	_____

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

☐☒

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐

Fixed Zone

☐

Floating Zone

☐

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

☐☒

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

☐☒

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): <u>I-G</u>		
Item	Required	Proposed
Minimum Lot Size	40,000 s.f.	+/- 788,401 S.F.
Frontage	125'	+/- 516.17 FT
Front Yard	75'	+/- 85 FT
Side Yard	30'	+/- 120 FT East +/- 65 FT West
Rear Yard	50'	+/- 431 FT
Building Line	150'	+/- 510 FT
Building Coverage	40%	+/- 1.70% (+/- 13,400 S.F)
Parking ⁶	30	Currently 28 spaces, 30 proposed
Landscaping	10%	>10% (20 FT. Min. Landscaped Buffer)
Impermeable Coverage	N/A	+/- 6.6% (+/- 52,000 S.F.)

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: ☐ Yes ☒ No

Discipline:	Civil Engineering	Telephone:	
Name:	Joe Wren, PE	Fax:	
Company:		Email:	
License(s)/ Accreditations:		License(s)/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: ☒ Yes ☒ No

Site Plan

Field Card

Statement of Use

NDDB Map

Corporate Resolution

Authority to Sign Customary Real Estate
Closing Documents

15. For Informal Staff Review Use Only

<N/A>

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

Applicant

Jon Wright

2-5-26

Agent

Joe Wren, PE

Land Owner

Land Owner

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Jon Wright JGW Holding, LLC -
(Elite Auto Services)

2-5-26

Joe Wren, PE

2-5-26

2-5-26

5. Statement of Use

Applicant: Elite Auto Services

Business Name: Elite Auto Services

Address: 17 Industrial Drive (Map 50 Lot 3559)

Zoning District: I-G

Area of Property: 18.1± acres or 788,401± sq. ft.

Purpose/ Description of Use:

The applicant is a roadside assistance contractor for AAA. The applicant is proposing to occupy the existing vacant office/warehouse buildings on the subject property to operate as a roadside assistance contractor for AAA. The proposed use will be less intense than the former use which was a provider of release agents. The applicant plans only minor aesthetic improvements to the interior of the main building, restriping the existing parking areas, remove all nine (9) above ground storage tanks on site and their chain link fence surrounds. Maintain and improve existing landscaping, and add a 4-yard refuse dumpster to the rear of the site on the existing concrete pad. No grading, filling, or other substantial ground disturbance is proposed.

There will not be any impounding of vehicles on site nor any customer vehicles stored at the facility. We will only be performing consensual tows to AAA members according to AAA standards.

There will be 6 company owned vehicles that run AAA assistance calls on a daily basis. 4 of these trucks will be off site from approximately 5 a.m.-1 a.m. The other 2 will be on the road 24 hours a day, 7 days a week. All of the trucks will return to the facility periodically throughout the day for driver shift change.

Hours and Days of Operation:

8 a.m. to 5 p.m. Monday through Friday. (5-7 employees)

3 p.m. -11 p.m. 7 days a week (2 employees)

Parking:

Existing: There are presently 28 striped parking spaces plus loading area on site. Front spaces are presently striped larger than standard.

Required: 30 - no new pavement added, just restriping front lot to standard space dimensions.

Proposed: Evaluate the front parking lot for cleanliness and striping conditions. Restripe as shown on site plan (20 spaces in front, 10 spaces in rear/side). The parking spaces in the rear/side of the building will be used for company owned vehicles while not in use and for our drivers' personal vehicles while they are out working. The front parking lot will be used for office personnel while working (approximately 5-7 employees) and visitors and will be signed accordingly. The applicant anticipates the need for a maximum of 18 parking spaces and 30 are provided.

Lighting: Check all existing exterior lighting and repair or replace bulbs as necessary.

Landscaping: To remain as is but to be cleaned up and maintained.

Signage: Two (2) proposed small directional signs will be added along the eastern and western sides of the street-side parking area to designate "employee and visitor parking spaces only".

Trash/Recycling: Four (4) rollaway refuse collection bins will be located at the rear of the main building for weekly trash removal.

Drainage/Stormwater – As per Town of Waterford requirements, all on-site catch basins, pipes, and detention basin will be inspected and cleaned as needed.

Natural Diversity Data Base Areas

WATERFORD, CT

December 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://efilings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

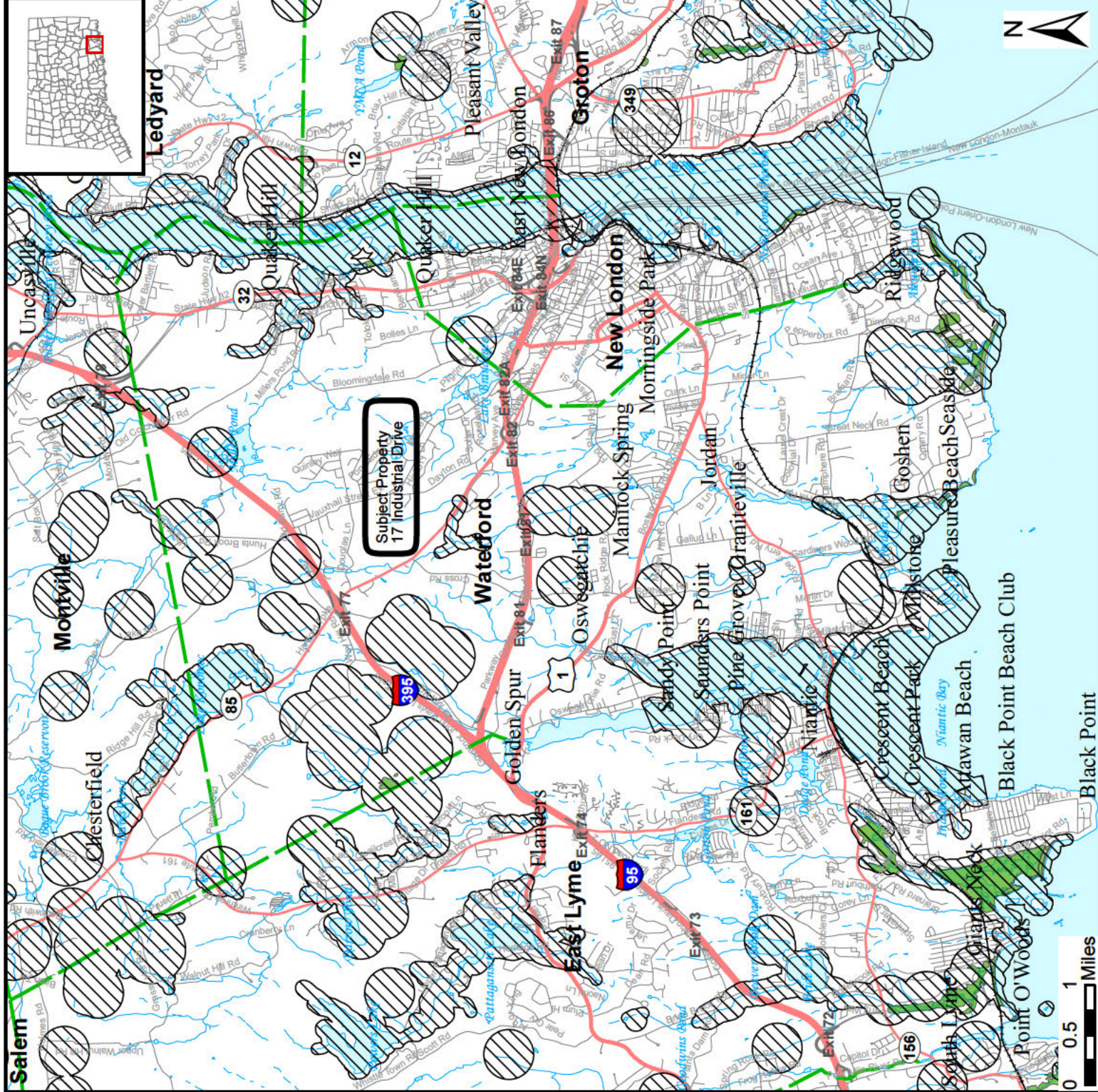
<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection



CORPORATE RESOLUTION

At a meeting of the Directors and Shareholders of Barth-Colburn Realty Company, a corporation organized under and pursuant to the laws of the State of Connecticut, located in the Town of Waterford County of New London and State of Connecticut, duly and legally called and held on 3rd day of January 2026 in Old Saybrook, Connecticut, the following vote and resolution was passed:

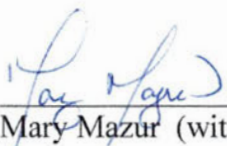
“RESOLVED, that Stephen R. Sheehan as Secretary of the Corporation is authorized and directed to sign, seal, execute, acknowledge and deliver a deed conveying premises at 17 Industrial Road, Waterford Connecticut in the usual form, in the name and on behalf of said corporation to sell real estate owned by the company at 17 Industrial Drive Waterford Connecticut to JGW Holding, LLC of Pataskala, Ohio;

AND BE IT FURTHER RESOLVED, that Stephen R. Sheehan as Secretary of the Corporation be authorized and directed to sign, seal, execute, acknowledge and deliver any documents associated with the same in the usual form, in the name and on behalf of said corporation;

AND BE IT FURTHER RESOLVED, that the authority in this resolution is hereby extended to the signing, sealing, executing, acknowledging and delivering any and all documents in connection with and incidental to the sale and conveyance of said premises, all of which are hereby declared to be the act and deed of this corporation.

I, Philip C. Barth, President of this corporation, do hereby certify that the foregoing is a full, true and complete copy of a resolution duly adopted at said meeting; that all shareholders of this corporation voted in favor of the adoption of said resolution; and that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of this corporation, this 3rd day of January 2026.



Mary Mazur (witness)



Philip C. Barth (President)

AUTHORITY TO SIGN
CUSTOMARY REAL ESTATE CLOSING DOCUMENTS

To: Stephen R Sheehan, Sheehan & Sheehan, LLC
From: **Barth-Colburn Realty Company**
Date: January 3, 2026

Re: Sale of: **17 Industrial Road Waterford, Connecticut**

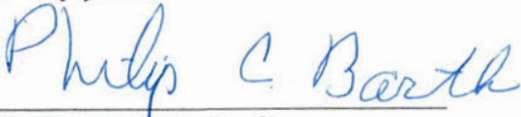
You are hereby authorized to sign, on our behalf, customary closing documents associated with the purchase and conveyance of the above-captioned premises, including but not limited to the Closing Disclosure, adjustment sheet, title affidavits and miscellaneous documents required by my lender.

Nothing set forth herein shall authorize you to sign any documents that reduces the purchase price set forth in the Real Estate Contract, materially changes the terms and conditions set forth therein or materially extends my liability, beyond the terms set forth in the Real Estate Contract.

The authority granted herein may be exercised by any attorney employed by you, and may be relied upon by any other party to the transaction described herein.

The authority set forth herein is limited to the transaction involving the purchase of the premises above described and shall terminate automatically when said transaction has been concluded.

Very truly yours,



Barth-Colburn Realty Company

By: Philip C. Barth (President)

17 INDUSTRIAL DRIVE

Location	17 INDUSTRIAL DRIVE	Mblu	50/ / 3559/ /
Acct#	00315600	Owner	BARTH-COLBURN REALTY COMPANY
Assessment	\$1,242,010	Appraisal	\$1,774,280
PID	3559	Building Count	2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$891,620	\$882,660	\$1,774,280
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$624,150	\$617,860	\$1,242,010

Parcel Addreses

Additional Addresses		
Address	City, State Zip	Type
17 INDUSTRIAL DRIVE		Secondary

Owner of Record

Owner	BARTH-COLBURN REALTY COMPANY	Sale Price	\$0
Co-Owner		Certificate	
		Book & Page	0503/1232
		Sale Date	09/01/1999
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BARTH-COLBURN REALTY COMPANY	\$0		0503/1232	00	09/01/1999

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 6,714
Replacement Cost: \$694,682
Building Percent Good: 75

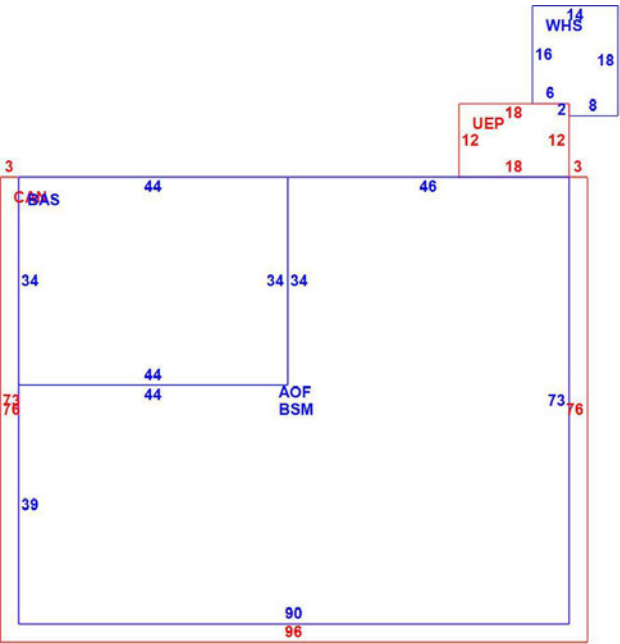
Building Attributes	
Field	Description
STYLE	Office
MODEL	Comm/Ind
Grade	Average
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Hot Air
% Central Air	Heat Pump
Foundation	Poured Conc
Bldg Use	Ind Mdl 94
Total Rooms	0
Total Bedrms	0
Total Fixtures	0
% Wet Sprinkler	100
% Dry Sprinkler	
1st Floor Use	
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
% Finished	77
Class	C
Wall Height	14.00

Building Photo



(https://images.vgsi.com/photos/WaterfordCTPhotos//00\01\01\28.JPG)

Building Layout



(ParcelSketch.ashx?pid=3559&bid=3559)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office	5,074	5,074
BAS	First Floor	1,496	1,496
WHS	Warehouse	240	144
BSM	Basement	5,074	0
CAN	Canopy	726	0
UEP	Unfin. Enclosed Porch	216	0
		12,826	6,714

Building 2 : Section 1

Year Built: 1988
Living Area: 6,161
Replacement Cost: \$320,239
Building Percent Good: 75

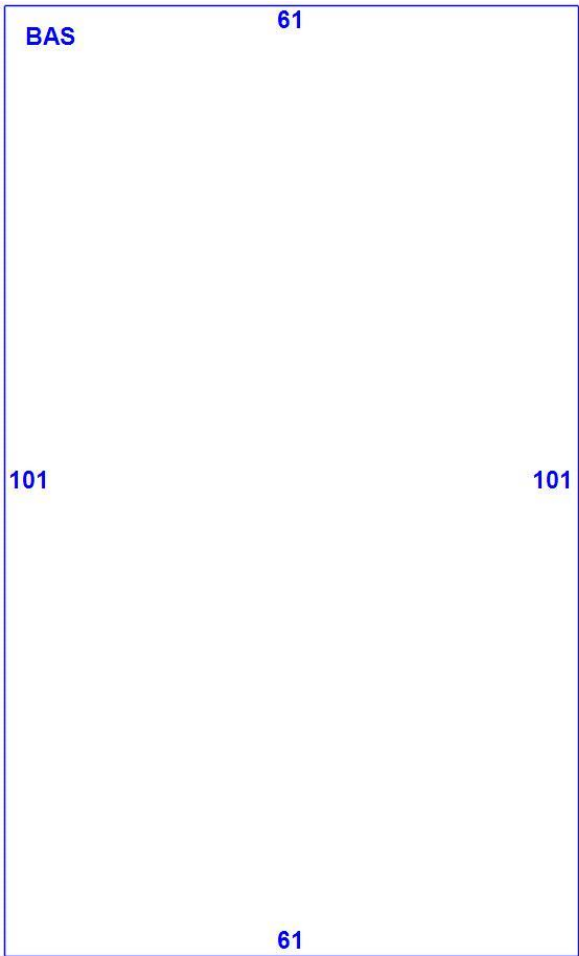
Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Pre-Eng Warehs
MODEL	Ind/Comm
Grade	Average
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Finished Conc
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Space
% Central Air	Heat Pump
Foundation	Poured Conc
Bldg Use	Industrial
Total Rooms	0
Total Bedrms	0
Total Fixtures	0
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	Typical
Frame Type	STEEL
Baths/Plumbing	AVERAGE
% Finished	0
Class	S
Wall Height	20.00

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos//default.jpg>)

Building Layout



([ParcelSketch.ashx?pid=3559&bid=20153](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	6,161	6,161

		6,161	6,161
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Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FBM	Finished Bsmt	4500.00 S.F.	\$67,500	1
LDL1	LOAD LEVELERS	1.00 UNITS	\$2,250	2

Land

Land Use

Use Code	394
Description	Ind Mdl 94
Zone	I-G
Neighborhood	ID
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	18.13
Frontage	480
Depth	0
Assessed Value	\$617,860
Appraised Value	\$882,660

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	22300.00 S.F.	\$33,450	1
FN1	Fence			3600.00 L.F.	\$21,600	1
LSUM	Lump Sum			6000.00 UNITS	\$5,630	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$891,620	\$882,660	\$1,774,280
2024	\$891,620	\$882,660	\$1,774,280

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$624,150	\$617,860	\$1,242,010
2024	\$624,150	\$617,860	\$1,242,010