



**CITY OF COLUMBUS  
BOARD OF ZONING APPEALS  
HEARING OFFICER  
(January 14, 2025 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** CCU-2024-025 (Virginia Whipple)  
**Staff:** Noah Pappas  
**Hearing Officer:** Melissa Begley  
  
**Applicant:** Virginia Whipple  
**Property Size:** 6534 square feet  
**Zoning:** RS4 (Residential: Single-Family 4)  
**Location:** 2230 Union Street, in the City of Columbus

**Background Summary:**

The applicant has indicated that the proposed conditional use will allow an existing upstairs portion of a detached garage to be converted into an accessory dwelling.

**Preliminary Hearing Officer Decision:**

Approval, all criteria have been met.

**Zoning District Intent:**

The intent of the RS4 (Residential: Single-Family 4) zoning district is as follows: To provide areas for high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.

Current Property Information:	
Land Use:	Single-Family Residential
Site Features:	House and existing garage
Flood Hazards:	None
Street/Road Frontage:	23 <sup>rd</sup> Street (Local, Urban, Residential) Union Street (Local, Urban, Residential)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
<b>North:</b>	RS4 (Residential: Single Family 4) CN (Commercial: Neighborhood)	Single-Family Residential Honeymoon Haulers
<b>South:</b>	RS4 (Residential: Single Family 4)	Single-Family Residential
<b>East:</b>	RS4 (Residential: Single Family 4) CN (Commercial: Neighborhood)	Single-Family Residential Retail
<b>West:</b>	CN (Commercial: Neighborhood)	Single-Family Residential Used Furniture Store

Interdepartmental Review:	
<b>City Engineering:</b>	No concerns.
<b>City Utilities:</b>	No concerns.
<b>City Fire:</b>	With the addition of an ADU at this location the applicant will need to make sure that the address for the new unit is easily visible for emergency services and the premise notes are updated at Central Dispatch.
<b>Code Enforcement:</b>	No response.

### Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The proposal is to convert an existing 2<sup>nd</sup> story of a garage into a 646 square foot (34 feet by 19 feet) accessory dwelling unit. It will be utilizing an existing standalone structure, located on the subject property 15 feet behind the house, accessed off of the Alley via an external staircase.
2. Zoning Ordinance Section 6.1(D)(1) permits accessory dwellings by conditional use and includes additional development standards as follows:
  - a. Location on the Property: The accessory dwelling may be (i) attached to, and designed and constructed as part of the primary structure, (ii) attached to or included within a detached garage or other accessory structure, or (iii) a separate and distinct accessory structure on the property. *The proposed accessory dwelling would be a part of an existing detached garage.*
  - b. Primary Use of the Property: An accessory dwelling may only be established on a property on which the primary use and structure is a single-family dwelling (or where a single farm dwelling is present). *There is an existing single-family residence on the property.*
  - c. Living Area: In residential zoning districts, the living area of any accessory dwelling shall not exceed 1,000 square feet or an amount equal to 65% of the primary residence on the property, whichever is less. Further, no accessory dwelling shall be less than 400 square feet in living area. The primary structure is 1536 square feet per the Bartholomew County GIS, with 65% being 998.4 square feet. *The applicant's proposed size of 646 square feet would be compliant with this standard.*

- d. Maximum Number of Units: A maximum of 1 accessory dwelling may be permitted on any property. *The applicant is only requesting the 1 accessory dwelling as part of this application. There are no other accessory dwellings on site.*
  - e. Driveway Access: The accessory dwelling shall not require the establishment of an additional driveway. *The applicant is not proposing any new drive access points.*
  - f. Parking Requirements: In instances where on-street parking is allowed on either side of a street in a block where the subject property has frontage, no off-street parking for the accessory dwelling shall be required. Where the on-street parking described above is not available, one off-street parking space, in addition to those required for the primary residence by Chapter 7.1 of (the Zoning) Ordinance, shall be provided for the accessory dwelling. All off-street parking spaces provided shall meet all applicable design and circulation standards for the zoning district in which the property is located by Article 7 of (the Zoning) Ordinance. *Parking for the primary dwelling is provided through an existing 2-car garage detached from the primary dwelling. Street parking is available at this location, removing the requirement to provide any additional off-street parking. Adequate parking is being provided.*
  - g. Waste Disposal: Both the primary residence and the accessory dwelling shall either (i) be served by a public sewer system or (ii) be served by one shared or two individual septic systems approved by the Bartholomew County Health Department. The waste disposal method shall also comply with the Utility Requirements established for each zoning district by Article 3 of (the Zoning) Ordinance. *This location is served by City Sewer and the Accessory Dwelling Unit would be as well.*
  - h. Architectural Design: The accessory dwelling unit should make use of exterior materials consistent with or complimentary to the primary residence on the property. *The applicant is utilizing an existing detached garage which is complimentary to the primary dwelling*
3. The area is made up of predominantly single-family residential homes on small lots. There is adjacent commercial in the area as well as some apartment homes.
  4. Per Zoning Ordinance Section 3.11(C) accessory structures must maintain a minimum side/rear setback of 5 feet from the property boundary, and minimum front setback of 35 feet from the centerline of the road. Currently the garage meets the minimum 5 foot setback off of the alley. However it has an approximate 0 foot side setback to the 2228 Union Street lot and a 32.5 foot setback from the centerline of 23<sup>rd</sup> Street which would fall short of the setback requirements for new construction. The construction of this garage predates the current ordinance and is therefore considered to be a legal non-conforming structure.

### **Comprehensive Plan Consideration(s):**

The Comprehensive Plan designates the future land use of properties in this area as Residential.

The Comprehensive Plan includes this property in the Columbus Central Neighborhoods character area. The following planning principles for that character area apply to this application: Infill development that complements existing neighborhoods should be encouraged.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. Policy A-10: Keep residential neighborhoods at a “human” scale, preventing high-rise or massive buildings.  
*The character of a neighborhood can be destroyed by introducing a building that doesn’t fit, such as a five-story apartment building in a neighborhood of one-story, single-family houses.*
2. Policy A-2-11: Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood by neighborhood basis.  
*New development should be designed in a manner that is sensitive to the surroundings.*
3. Goal D-1: Develop new housing where adequate public services can be provided economically.
4. Policy D-1: Promote orderly housing expansion in locations where the city’s infrastructure and services have the capacity to accommodate the growth.  
*New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, and there should*

*be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.*

5. Goal D-2: Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
6. Policy D-2-1: Encourage housing which is affordable to those whose incomes are below the median particularly those significantly below the median.  
*A thriving community needs socio-economic diversity which in turn requires a range of housing prices. The city should encourage the development of housing in a variety of price ranges so that all citizens will have decent, safe, and sanitary housing at prices they can afford.*
7. Policy D-2-2: Allow for various housing types  
*A diverse population needs diverse housing. The city should encourage a variety of housing types including single-family detached houses, townhouses, and apartments.*

### **Provisional Findings of Fact/Decision Criteria:**

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals Hearing Officer to allow conditional uses that meet the criteria listed below. The Hearing Officer may impose reasonable conditions as part of an approval.

#### **1. The proposal will not be injurious to the public health, safety, and general welfare of the community.**

*Provisional Findings:* The City Fire, Engineering, and Utility departments have indicated no concerns with the proposal. Therefore, it does not represent a hazard to public health, safety, or general welfare. *This criterion has been met.*

#### **2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

*Provisional Findings:* The proposed accessory dwelling will be compliant with all development standards that are applicable. *This criterion has been met.*

#### **3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

*Provisional Findings:* The accessory dwelling will not pose any risk to nearby property or uses. The existing garage is not changing in size or appearance, and in addition will provide adequate parking through a mix of street and on-site parking. The addition of the accessory dwelling will not inhibit neighbors in the area from access to and enjoyment of their property. *This criterion has been met.*

#### **4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

*Provisional Findings:* The primary use of this property is and remains residential. With the building of an accessory dwelling unit the use will continue to be residential. Adding the accessory dwelling unit, while not common in the area, is not uncommon in a residential setting. It is consistent with the current use and will not alter the character of the area. Further, the Comprehensive Plan recommends various types of housing, including accessory dwellings. *This criterion has been met.*

### **Hearing Officer Options:**

In reviewing a request for conditional use the Hearing Officer may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Hearing Officer, (4) deny the petition (with or without prejudice), or (5) forward the petition to the full Board of Zoning Appeals.

City of Columbus - Bartholomew County Planning Department

Conditional Use Application

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

To be Completed by the Planning Department

Pre-submittal Meeting on (date): 12/12/24 by (initials): NP & AN  
Application Received on (date): 12/17/24 by (initials): JAM  
Jurisdiction: ☒ Columbus ☐ Bartholomew County ☐ Joint District Procedure: ☐ Board of Zoning Appeals ☐ Hearing Officer  
Case Reference No.: CCU-2024-025 Zoning District: RS4  
Property Owner Name (from GIS): Virginia Whipple

To be Completed by the Applicant

**STOP! All applicants must meet with a Planning Department staff member before completing this application.** Please contact the Department at 812.376.2550 at least 1 week prior to the Board of Zoning Appeals application deadline to schedule a meeting.

Representative Information (if other than the applicant):

Complete this section if a contractor, surveyor, attorney, or other person will act on behalf of the applicant and all correspondence regarding the application should be directed to them (if not, please indicate "none" for the Representative Person's Name below).

Representative Person's Name: Virginia R Whipple

Representative's Company Name: \_\_\_\_\_

Mailing Address: 2230 Union St Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-593-5308 E-mail Address: ginnywhipple3152@gmail.com

All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.

Applicant Information:

Please identify the property owner, business, institution, or other entity that is making the request. Do NOT list here a contractor, surveyor, attorney, or other representative (see Representative Information section above).

Applicant Name: Virginia R Whipple

Applicant Type: ☒ Individual(s) ☐ Partnership ☐ Corporation ☐ LLC ☐ Estate ☐ Trust ☐ Other

Applicant Contact Person Name: Ginny Whipple

Please include a contact person name if the applicant is a land development company, institution, business, or other type of entity.

Mailing Address: 2230 Union St Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-593-5308 E-mail Address: ginnywhipple3152@gmail.com

All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.

Conditional Use Requested:

I am requesting a conditional use per Section 6.1(D)(1) of the Zoning Ordinance to allow the property to be used for the following:

To allow the finished upstairs portion of the detached garage to be converted to an accessory dwelling unit for rental income.



### Property / Location Information:

Property Address (if an address has been assigned): 2230 Union St Columbus  
(number) (street) (city)

or Parcel Number(s): 03-95-13-410-004, 700-005

or General Location: \_\_\_\_\_  
(a street corner, subdivision lot number(s), etc.)

### Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

1. **The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.** For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?

See Attachment - Conditional Use

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.** For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?

See Attachment - Conditional Use

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.** For example: The property is zoned RS4. Are there risks that the conditional use will cause harm to the neighbors' ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?

See Attachment Conditional Use

4. **The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.** Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district? If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.

See Attachment Conditional Use

## Representative or Applicant Signature / Acknowledgement:

If a representative has been designated on page 1, that representative must sign below. If no representative is designated, the applicant, as indicated on page 1, must sign below. Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp.

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief.

Virginia R Whipple

(Representative or Applicant Signature)

12-13-24

(Date)

VIRGINIA R. Whipple

(Representative or Applicant Printed Name)

(Title / Position, if Applicable)

## Property Owner Signature(s):

Applications submitted without all property owner(s) or their legally authorized representative(s) signatures will NOT be processed. Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp. The property owner does NOT include a tenant or contract buyer.

The Planning Department is NOT responsible for verifying the authenticity of signatures, confirming the signer's authority, or for any misrepresentation by those signing.

Those who have signed below acknowledge that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief. The undersigned authorize(s) the filing of this application and allows the Planning Department staff to enter this property to analyze this request. Further, the undersigned understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

For Property Owned by an Individual or Individuals:

If the property is titled/owned individually or jointly held by multiple individuals (such as a married couple, tenants-in-common, or jointly with rights of survivorship, for example), each living individual must sign below. Those signing below due to power of attorney for an owner must attach documentation of that power of attorney.

Virginia R Whipple

(Property Owner #1 Signature)

Virginia R Whipple

(Printed Name)

12-13-24

(Date)

(Property Owner #2 Signature)

(Printed Name)

(Date)

(Property Owner #3 Signature)

(Printed Name)

(Date)

(Property Owner #4 Signature)

(Printed Name)

(Date)

For Property Owned by a Partnership, Corporation, LLC, Estate, Trust, or other Entity:

If the property is titled/owned by a trust, corporation, estate, institution, business, or other entity, an appropriate representative of that entity must sign below and indicate his/her title, position, role, or other legally authorized capacity in which they are signing on behalf of that entity.

Description of Signer's Ownership Role or Representation: \_\_\_\_\_

(Signature)

(Printed Name)

(Date)

## Conditional Use Application Attachment

### Additional Information

#### Page 2 Conditional Use Criteria:

1. Adding an apartment to the neighborhood will not disrupt the area by adding more traffic or congesting the parking in the area. There is a two-car garage plus ample street parking, which meet the City Standards. The goal is to have a single individual or at most a couple lease the space.
2. This accessory dwelling unit is going into an existing building so set back standards and building issues do not become a problem.
3. This property is zoned RS 4 and backs up to property zoned CN which is commercial neighborhood. Adding a rental to the neighborhood would be consistent with the current use as 11 of the 18 surrounding properties are rental properties
4. The renter will have access to a utility building to store bicycles or other large items so they will not be visible to neighbors. The existing garage looks like the house. There will be no change to the exterior. The steps to the second level are within a fenced back yard. I do not believe the neighbors will see any difference to the neighborhood.



03-95-13-410-004.700-005

WHIPPLE VIRGINIA

2230 Union ST

510, 1 Family Dwell - Platted Lot

Lustig/Parkview/3035136-0

1/2

## General Information

Parcel Number  
03-95-13-410-004.700-005Local Parcel Number  
199513414700

Tax ID:

Routing Number  
05-416-206Property Class 510  
1 Family Dwell - Platted Lot

Year: 2025

## Location Information

County  
BartholomewTownship  
COLUMBUS TOWNSHIPDistrict 005 (Local 005)  
COLUMBUS CITY-COLUMBUS TOSchool Corp 0365  
BARTHOLOMEW CONSOLIDATEDNeighborhood 3035136-005  
Lustig/ParkviewSection/Plat  
05-416Location Address (1)  
2230 Union ST  
Columbus, IN 47201-4246

Zoning

Subdivision

Lot

Market Model  
N/A

## Characteristics

Topography Level Flood Hazard

Public Utilities ERA  
AllStreets or Roads TIF  
PavedNeighborhood Life Cycle Stage  
Other

## Ownership

WHIPPLE VIRGINIA  
2230 UNION ST  
COLUMBUS, IN 47201

## Legal

Lot 52- Perrydale (C/65)

## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/22/2024	WHIPPLE VIRGINIA	2024-9252	WD	/	\$205,000	V
12/29/1997	WINCHESTER MICHA		WD	97/16252	\$47,000	I
03/06/1990	WILLIAMS, DAVID J	0	WD	/		I
10/16/1989	WILLIAMS, DAVID J	0	WD	/		I
01/01/1900	DUNCAN, CARLTON		WD	/		I

## Notes

8/23/2017 CY17: REMOVED 1 DET GAR  
CORRECTED SIZE OF UTL SHED AND ADDED  
ANOTHER UTL SHED1/1/1900 13RE: CHANGE FOR 12/13  
REASSESSMENT CONDITION GOOD1/1/1900 ADD: ADDITIONS FOR 2011-2012  
ADDED 3/4 SFR/2CFRGAR ADDED UTL SHED

Res

## Valuation Reports (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
12/05/2024	As Of Date	04/04/2024	04/05/2023	04/06/2022	04/20/2021	04/06/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$34,800	Land	\$34,800	\$34,800	\$34,800	\$19,500	\$19,500
\$34,800	Land Res (1)	\$34,800	\$34,800	\$34,800	\$19,500	\$19,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$152,900	Improvement	\$152,100	\$152,100	\$144,300	\$151,300	\$121,500
\$152,900	Imp Res (1)	\$152,100	\$151,500	\$143,700	\$150,700	\$120,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$600	\$600	\$600	\$600
\$187,700	Total	\$186,900	\$186,900	\$179,100	\$170,800	\$141,000
\$187,700	Total Res (1)	\$186,900	\$186,300	\$178,500	\$170,200	\$140,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$600	\$600	\$600	\$600

## Land Data (Standard Depth: Res 132' CI 120' Base Lot: Res 65' X 132' CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		44	44x144	1.04	\$760	\$790	\$34,760	0%	1.0000	100.00	0.00	0.00	\$34,760

## Land Computations

Calculated Acreage	0.15
Actual Frontage	44
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.15
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$34,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$34,800

Data Source Aerial

Collector

Appraiser 08/06/2021 Marsha

Printed Tuesday, December 17, 2024  
Review Group 2021

03-95-13-410-004.700-005

WHIPPLE VIRGINIA

2230 Union ST

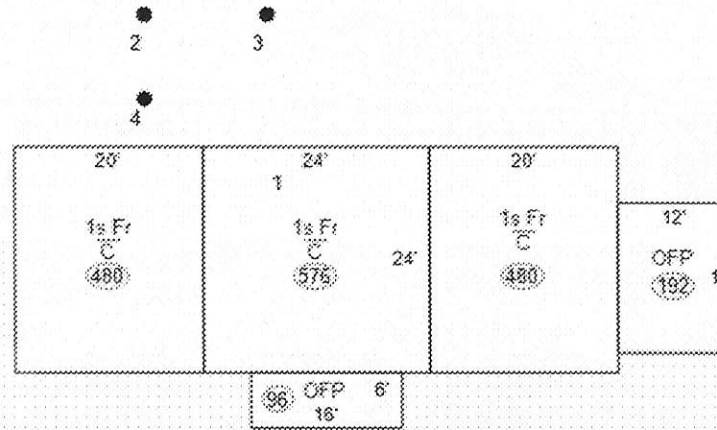
510, 1 Family Dwell - Platted Lot

Lustig/Parkview/3035136-0

2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	2 6
Story Height	1	Half Bath	0 0
Style	01 Ranch	Kitchen Sinks	1 1
Finished Area	1536 sqft	Water Heaters	1 1
Make		Add Fixtures	1 1
Floor Finish		Total	5 9
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Area	Value	
Porch, Open Frame	96	\$4,900	
Porch, Open Frame	192	\$7,600	

Accommodations	
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7
Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1536	1536	\$103,000
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1536	0	\$7,200
Slab				
Total Base				\$110,200
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1536 \$3,600
No Elec (-)				\$0
Plumbing (+/-)				9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)				\$1,700
Elevator (+)				\$0
Sub-Total, One Unit				\$118,700
Sub-Total, 1 Units				
Exterior Features (+)				\$12,500 \$131,200
Garages (+) 0 sqft				\$0 \$131,200
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.94
Replacement Cost				\$123,328

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C	1930	2015	10 A		0.94		1,536 sqft	\$123,328	9%	\$112,230	0%	100%	1.1800	1.000	100.00	0.00	0.00	\$132,400
2: Detached Garage R 01	1	Wood Fr	C	2011	2011	14 A	\$29.88	0.94	\$32.75	20'x35'	\$22,925	13%	\$19,940	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$19,900
3: Utility Shed	1	SV	D	2000	2000	25 A		0.94		8'x10'		55%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$300
4: Utility Shed R 01	1	SV	C	1900	1900	125 A		0.94		6'x8'		65%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$300

Total all pages

\$152,900

Total this page

\$152,900





view of stairs to upper level of garage  
interior view of garage



Interior View of Upper level of Garage





aerial view