2025-0936

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 366
COA 25 -0010
Meeting Date: 4-3-25
Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. **Meetings are held the 1st Thursday of each month at 4:00 p.m.**
5. **Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)**

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of $100 will be assessed.

Parcel #:	2820-034-009	**Property Address:**	825 SE 8th St.
Owner:	Kristina Donohue	**Owner Address:**	(same)
Owner Phone #:		**Owner Email:**	kristinadonohue@gmail
Will there be an additional meeting representative? ☐ **Yes** ☑ **No** (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		**Rep. Email:**	

Project Type:	☐ **Addition**	☐ **New Construction**	☐ **Site Work**
	☐ **Alteration**	☑ **Reroof**	☐ **Fence**
	☐ **Repair**	☐ **Relocation**	☐ **Other**_____

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Parcel #:		**Property Address:**	825 SE 8th St. Ocala
Owner:	KRISTINA DONOHUE	**Owner Address:**	(Same)
Owner Phone #:	352 · 895-2969	**Owner Email:**	kristinadonohue@gmail.c
Will there be an additional meeting representative? ☐ **Yes** ☑ **No** (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		**Rep. Email:**	

Project Type:	☐ **Addition**	☐ **New Construction**	☐ **Site Work**
	☐ **Alteration**	☑ **Reroof**	☐ **Fence**
	☐ **Repair**	☐ **Relocation**	☐ **Other**_____

Describe, by list, specific [illegible]
materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

Looking to change atdated roof to a metal roof in gray.
Please see attached emails for additional information

Required additional materials for submission:

- ☐ Completed and signed COA application
- ☐ Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- ☐ Site plan
- ☐ Copy of property deed or proof of ownership
- ☐ Authorization letter for non-property owner representative*
- ☐ For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- ☐ Please list any additional attachments:

Email includes roof color

[signature] — **Applicant Signature**

2/22/25 — **Date**

Fully Licensed, Bonded & Insured
#CCC1326502 / #CRC1333029

We Accept

CERTIFIED ROOFING SOLUTIONS, LLC
"When Quality and Experience Matters"

Ocala Office:
(352) 304-6441
737 N. Magnolia Avenue
Ocala, Florida 34475
Email: info@certifiedroofingsolutionsllc.com

Proposal Date: 12/10/2024

METAL ROOFING AGREEMENT TO:

Andrew Donohue
Customer | Owner ☑ Same As Customer | Job #

(352) 615-1850 | andrewjdonohue@gmail.com
Primary Phone | E-mail

825 Southeast 8th Street, Ocala, FL 34471-3857
Mailing Address on Property Card | Job Address ☑ Same as Mailing Address

City | State | Zip | County | Subdivision

Steep Slope Roofing ☑ Residential ☐ Commercial
☐ New Construction ☑ Reroof ☐ Roof Over ☑ 1-Story ☐ 2-Story ☐ _____
Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of $75 per 100ft², per additional layer. A.D INT
☑ Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. A.D. INT
☑ Inspect all flashings. All damaged flashings will be replaced at a rate of $20/LF and will be billed additionally. A.D. INT
☑ Renail decking to Miami-Dade code specifications.
☑ Install new 3" face Metal eave drip edge to the entire perimeter.
☑ Install High Temp Peel N Stick underlayment to building code specifications.
☑ Install new gooseneck exhaust vents & new metal roof boots, as required, using matched color sealants.
Fixtures will be painted to match the roofing system.
☑ Install new 26 gauge metal flashings (transition, endwall, sidewall), as required.
☑ Install new 26 gauge Standing Seam metal roofing system.
System is to be installed over Decking. Color to be: Unknown. A.D INT
*Warranty to be issued by the manufacturer after payment in full. Manufacturer's warranty for this metal roofing system is: 25 year.
• Ventilation Included: Ridge Ventilation: Included 10" GRV: _____ Off Ridge Vent(s): _____
Upgrades Included: ☐ *Lifetime Warranty Screws* ☐ *Radiant Barrier* ☐ *Foam Closures* ☐ *Flex-O-Vent* ☑ *High Temp, Self-Adhering Underlayment*
• Skylights: All skylights are self-flashing, fixed glass (☐ 2" Curb / ☐ 4" Curb) - 2x2: ___ 2x4: ___ Other: _____
• SolaTubes: Base & Lens only (does not include any material below roof line) 10": _____ 14": _____ Other: _____
• Chimney Cricket: ☑ Included Wind Mitigation Report (Reroof Only): ☑ Included
• Existing Gutters: ☐ Hangers ☐ Spiked (must be removed & will not be re-installed) ☑ N/A

Low Slope Roofing ☐ New Construction ☐ Re-Roof _____ Story Building. Remove existing roof to sheathing or a smooth workable surface. Install _____ roof system to building code specifications. Install new lead shields on all plumbing projections. Install new _____ gauge metal flashings as required. Install new _____ gauge _____ face _____ eave drip. Install new galvanized iron valley metal stripped and sealed where necessary. A _____ year limited warranty, consequential damages excluded, will apply. This bond is non-transferable unless approved by the manufacturer.

ALL WORK COVERED BY A 5 YEAR WORKMANSHIP WARRANTY.
Workmanship warranty is transferable (Refer to Section D of contract)

Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. A.D. INT

Additional Information: Wind Mitigation report include on final payment. 200$ Wood Allotment included
Chimney Cricket included and up to 10LF Flashing for Chimney.

#3 Roof Boot(s): 1 Other Roof Boot(s): 3 Electrical Pipe Boot(s): _____ Gooseneck Vents: 4" ___ 6" ___ 10" ___

Job Pricing:

1x6 Decking & Sheathing Board - $4/LF	D&R Metal Fascia - $2.50/LF	1/2" CDX Plywood - $ 100
1x4/1x6/1x8 Fascia Board Replacement - $8/LF	D&R Soffit - $3/FT²	3/4" CDX Plywood - $ 120
2x4/2x6 Fascia Board Replacement - $9/LF	*Vinyl or Aluminum Only	Nailers - $2.50/LF
Insulation Board (if required per code) - $3-5/FT²	D&R Gutter Guards - $2/LF	Rafter Scabs - $7/LF

Payment due in full 3 days after completion.
Late fees apply. Credit card fee is 2%. A.D. INT

Roofing Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 11 day of December, 2024.

This proposal is subject to acceptance within 15 days & is void thereafter at the option of CRS, LLC.
Approved and Accepted: Certified Roofing Solutions, LLC.

Roof Type and/or Buildings: Standing Seam / _____

Total Price of Work Excluding Wood	$ 23,660	
Miscellaneous Items	$ 0	
Amount of Woodwork Included	$ 200	
_____	$ 0	
Less Deposit	$ 0	
Balance owed Excluding Wood	$ 23,860	
Proposal Accepted (Int.)	A.D.	

By: Certified Roofing Solutions, LLC Central FL (X) e-Signed by Andrew Donohue 01/02/2025
Owner-Buyer Signature | Date

Salesman: Pete Berkman - Business Development (X) _____
Owner-Buyer Signature as Agent for all owners | Date

Sign & return white copy to: Certified Roofing Solutions, LLC
All roofing debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.

A. Entire Roofing Agreement: This contract consists of this document, in addition to other company documents signed by the customer (written or electronically), including color chart form, What to Expect form, change orders and/or finance agreements, or any ratified Insurance Claim Documents. No promises other than those specifically set forth or expressly incorporated herein shall be recognized by either party. The entire understanding and obligations of all parties shall be contained only in this agreement. This Agreement Remains a Proposal until all parties sign and commencement begins. Certified Roofing Solutions, LLC shall rely on a fully executed document to pull permits and Order Materials.

B. Workmanship, Disclaimers, Indemnity: Certified Roofing Solutions, LLC herein after referred to as "CRS," shall exercise reasonable care when performing all work and adhere to Local, State, and Federal regulations. DISCLAIMERS: CRS shall not be held responsible in any manner for damages to sidewalks, pavers, curbs, curbing, driveways, gutters, downspouts, leaf guards, gutter guards, screens, swimming pools, jacuzzis, A/C units, ornaments, structures, cesspools, septic tanks, sewer lines, water lines, gas lines, arches, shrubs, foliages, lawns, trees, landscaping, telephone lines, cable lines, antennas, satellite dishes, cracks to walls or ceilings or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees or other representatives. The property owner will be solely responsible for any punctures or cuts to any A/C, electrical, plumbing or gas lines that have been installed in the attic that may be damaged while installing roofing materials. CRS is not responsible for damage to siding or stucco in the event that it needs to be removed to replace damaged or deteriorated flashing, or for any other reason. CRS will not be held responsible for water damage to the exterior or the interior of the premises. CRS shall not be held responsible for replacement cost of plywood where removal of an adhered roof system is cost prohibitive. INDEMNITY: CRS shall not assume responsibility for any damages done to the roof by plumbers, electricians, air conditioner men or any other tradesmen. Owner(s) shall be responsible for identifying, locating and protection of septic tank and drain field (local survey) if required. Contractor is not responsible for any existing conditions, including but not limited to, items such as storm collars, base or counter flashing, leaking caused by existing flashings, flashings at the junctions of existing tie-in structures which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms or other existing tie-in structures may leak due to: insufficient slope, wind-driven rain, temperature changes that cause dew or condensation.

C. Right of Ingress and Egress: Owner(s) shall provide right of ingress (enter) and egress (leave) to all the structure(s), to include if necessary, written permission of adjacent property owner(s) for workmen, material delivery or machinery needed to complete Re-Roofing Agreement. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agents crossing adjacent real property in order to access the Owner's real property.

D. Reservation of Rights: CRS reserves the right to supervise or inspect all work subsequently performed by other parties to the roof and charge a reasonable fee. Without the rights to supervision or inspect, all warranties are null and void. The first holder of any warranty(s) shall have the right to apply for a transfer to a new owner upon written application and payment of a reasonable fee within 30 days of any change in ownership of the property, at which point an inspection of the roof will occur to determine eligibility of transferability. If approved, the workmanship warranty will be valid for a period of two years. Extended warranties and maintenance programs will be available for an additional fee. The inspection fee established for this roof will be: _____. Residential:_____ Commercial:_____

E. Workmanship and Materials: Materials: CRS shall provide necessary labor, materials, and sales tax on materials to complete the Work as specified. CRS shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of CRS until fully paid by Owner. All surplus materials shall remain the property of the CRS unless, at CRS's option, turned over to the Owner upon the completion of the Work. CRS is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this Agreement. CRS may, in its own discretion, substitute materials to be used in the Work. If determined by CRS, during the performance of the Work, that additional labor and materials are required beyond what is specified in this Agreement in order to complete the Work, the cost for the additional labor and materials will be borne by Owner. All work is to be completed in a professional manner according to standard industry practice.

F. Modifications: Any Changes, Modifications, Additions or Alterations including any "Change Order(s)" deviating from the above specifications of this Re-Roofing Agreement shall be in writing by an authorized agent of CRS and may result in extra charges over and above the estimate of labor and usual costs of our Re-Roofing Agreement. CRS reserves the right to substitute materials of equal or greater value of any kind.

G. Contract Becomes Enforceable: This contract shall become binding when a fully executed Re-Roofing Agreement is accomplished (Fully executed means that all terms mutually agreed upon are entered herein containing all authorized signatures and dates). All duplicate copy(s) of the original if clearly and legibly show all unaltered agreed terms and signed by all appropriate party(s) delivered to an Owner are valid and enforceable.

H. Commencement, Breach, Liquidated Damages: All parties agree that commencement has occurred upon any of the following events: materials, dumpsters or the equivalent have been delivered to job site, or work of any kind has begun. Breach of this agreement has occurred if either party has not performed any material obligations under this Re-Roofing Agreement. Any party anticipating breach of any kind, material or trivial, shall notify the other party in writing immediately. "Time is of the essence," in order to allow the non-breaching party time to mitigate their losses or remedy the issue(s) causing the breach. Liquidated Damages: After commencement, failure of any Owner(s) to give written notice showing good cause for any material breach or allowing CRS to mitigate any losses therefrom shall be liable for 100% of gross amount of the contract as liquidated damages. All monies for permits, down payments, or material upfront costs are deemed non-refundable and/or earned or in case of anticipatory or material breach included in as liquidated damages. Permit Pulled: $500 / NOC Filed: $150 / Material Ordered: $350

I. Acts of Nature or Tort: CRS shall not be responsible for damages or delay due to material defects or availability, theft or vandalism, heat, cold, rain, lightning strikes, fires, weather of any other kind, accidents of any kind, pre-existing structural issue or prior bad workmanship, code violations, permitting delays or other causes beyond its control.

J. Default: In the event any amount of money or fee owed under this agreement and after commencement is not paid within (3) three working days, the account is in default. CRS, under its sole discretion, can enforce immediate remedies to mitigate its losses and/or collect. Owner(s) shall indemnify and hold harmless CRS from any costs or expenses incurred in the collection of the defaulted account, or any part thereof, including court fees, attorney's fees and costs, and credit filing.

K. Default, Interest, Attorney Fees and Costs: Owner(s) further agree that the defaulted account will bear interest at the maximum lawful rate of 1.50% each month, not to exceed 18% per annum, on the unpaid balance. Parties agree that this agreement shall be construed according to the laws of the State of Florida and any action brought thereon may be brought to the State of Florida. Attorney Fees and Costs: If CRS prevails in any lawsuit to collect on any action to enforce, collect or defend its rights under this contract and prevails, CRS shall receive from the losing party all of its reasonable attorney fees and costs including the attorney's time to argue for its client's attorney fees and costs.

L. Venue and Choice of Law: Venue is hereby agreed to be in Marion County, Florida. For all legal purposes Florida law will govern in the interpretation, enforcement, or dispute of this Re-Roofing Agreement.

M. BUYERS RIGHT TO CANCEL (SOLICITED SALES ONLY): If you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by fax or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third working business day after you sign this agreement. A $500 cancellation fee will apply after third working business day.

N. Service Calls: Service calls requested by the Owner shall be included in the workmanship warranty, only if the call for service is a warranted service call. If it is determined that the service call is a non-warranted item, the Owner will be charged for the service call or work performed at CRS's established rate. Contractor will not be responsible for any damages caused by leaks or other roofing problems in the event that the owner does not inform the Contractor of the leak within 48 hours of the occurrence.

O. CRS is responsible for establishing scheduling and sequencing of the Work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default of shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond CRS's control. PERMIT - Removal of permit plaque prior to final inspection will result in a $150.00 fee per incident for the cost of re-inspection. Owner agrees to indemnify and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages/claims as a result of mold, algae or fungus.

P. Notice to Owner/Buyer: Florida lien law provides 713.015 Florida Statutes, that if an Owner does not pay a roofer/contractor for work performed, the contractor may be able to put a lien on the Owner's property. A.D. INT.

Q. Notice to Owner/Buyer: CRS reserves all its rights under Florida Law Section 558.005 Florida Statutes that upon any claim for construction/installation defects that CRS be given written notice of any alleged defect or deficiency and upon that notice sixty (60) days to cure any noticed issue, before entertaining any law suit for the same. A.D. INT.

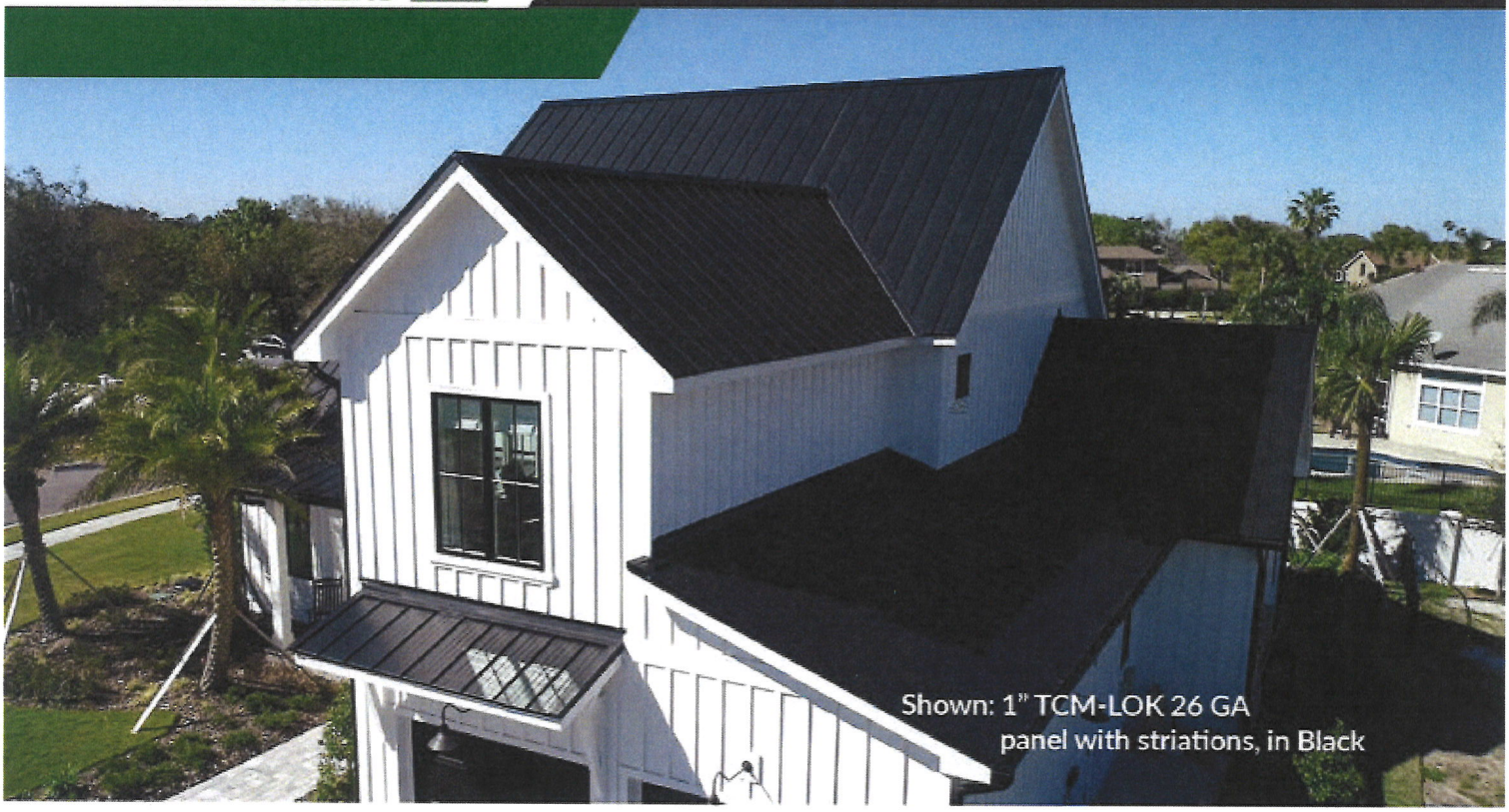
R. Notice to Owner/Buyer: The Florida Homeowners Construction Recovery Fund herein after referred to as "The Fund." Under Florida law may allow an Owner to recover, for final judgment from a civil or criminal court of a covered claims or loss under Section 489.1425 Florida Statutes. For more information contact, The Construction Industry Licensing Board, at 601 Blair Stone Road, Tallahassee Florida 32399-2215. Ph. 850.487.1395. A.D. INT.

Terms & Conditions Accepted: e-Signed by Andrew Donohue **Date:** 01/02/2025

TRI COUNTY METALS

STANDING SEAM PANELS
26 GA

877-766-3309 info@tricountymetals.com TriCountyMetals.com



WHY TRI COUNTY METALS?

We offer the very best product, at the best prices, with timely service with pick-up or delivery. Let us help you with your project.

- ✔ Color Choices
- ✔ Product Approvals
- ✔ CAD Services
- ✔ Trims
- ✔ Accessories
- ✔ Solid Warranty

1" TCM-LOK
(26 GA with Striations shown)

Need Financing? We can help!

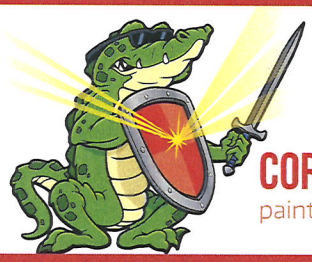
TCM homeowner's™ EDGE financing program

CORE DEFENDER paint system

LET'S PUT AN ESTIMATE TOGETHER
877-766-3309

Enjoy a winning Customer Experience
Financing Programs Available
Fast Lead and Delivery Times
Up to 45-Year Warranty Available

STANDING SEAM PANELS
26 GA



CORE DEFENDER
paint system

TRI COUNTY METALS

ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system. Our Core Defender paint system offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.

877-766-3309 TriCountyMetals.com

40-Year Paint Warranty

Learn more about our warranties on our warranty site:
warranty.tricountymetals.com

Polar White
SR: .64 E: .86

Ivory
SR: .66 E: .86

Light Stone
SR: .56 E: .86

Mocha Tan
SR: .47 E: .86

Forest Green
SR: .28 E: .86

Evergreen
SR: .35 E: .86

Patina Green
SR: .28 E: .86

Ash Gray
SR: .46 E: .86

Dark Gray
SR: .37 E: .86

Charcoal
SR: .29 E: .86

Clay
SR: .42 E: .87

Hawaiian Blue
SR: .31 E: .86

Gallery Blue
SR: .26 E: .85

Barn Red
SR: .36 E: .86

Patriot Red
SR: .42 E: .83

Burgundy
SR: .29 E: .86

Cocoa Brown
SR: .35 E: .86

Bronze
SR: .34 E: .86

Black
SR: .31 E: .84

Metallic Copper
SR: .37 E: .84

Galvalume
SR: .67 E: .14

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS.
Coil Coatings

Sherwin-Williams® is a trademark of SWIMC LLC.

TCM April 2022

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

2820-034-009
GOOGLE Street View
Prime Key: 1219256

MAP IT+

Current as of 3/17/2025

Property Information

DONOHUE KRISTINA N
825 SE 8TH ST
OCALA FL 34471-3857

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .13

Situs: 825 SE 8TH ST OCALA

2024 Certified Value

Land Just Value	$84,150		
Buildings	$140,876		
Miscellaneous	$344		
Total Just Value	$225,370	Impact	($50,571)
Total Assessed Value	$174,799	Ex Codes: 01 38	
Exemptions	($50,000)		
Total Taxable	$124,799		
School Taxable	$149,799		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$84,150	$140,876	$344	$225,370	$174,799	$50,000	$124,799
2023	$56,100	$152,466	$438	$209,004	$169,708	$50,000	$119,708
2022	$46,750	$117,577	$438	$164,765	$164,765	$50,000	$114,765

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6281/1264	09/2015	61 FJDGMNT	0	U	I	$100
6007/1830	03/2014	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	$125,000
5986/0165	01/2014	57 TRANSFER FROM BANK	0	U	I	$100
5972/0118	12/2013	56 TRANSFER TO BANK	0	U	I	$100
5422/1037	04/2009	71 DTH CER	0	U	I	$100
5237/0294	04/2009	74 PROBATE	0	U	I	$100
5211/0224	04/2009	74 PROBATE	0	U	I	$100
5183/0060	04/2009	03 LIFE EST	1 LIFE ESTATE	U	I	$100
4727/0529	03/2007	26 TRUSTEE	9 UNVERIFIED	Q	I	$159,500
4727/0518	02/2007	70 OTHER	0	U	I	$100
4596/1192	10/2006	74 PROBATE	0	U	I	$100

DETH/REGS	01/2006	71 DTH CER	0	U	I	S100
4727/0515	01/2006	71 DTH CER	0	U	I	S100
4506/1030	01/2006	74 PROBATE	0	U	I	S100
4506/1026	01/2006	74 PROBATE	0	U	I	S100
4727/0513	09/2000	08 CORRECTIVE	0	U	I	S100
2727/0619	11/1999	26 TRUSTEE	0	U	I	S100
4727/0514	09/1993	71 DTH CER	0	U	I	S100
1794/0867	12/1991	03 LIFE EST	1 LIFE ESTATE	U	I	S100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
LOT 9 EX E 149.40 FT SUB OF LOT 34

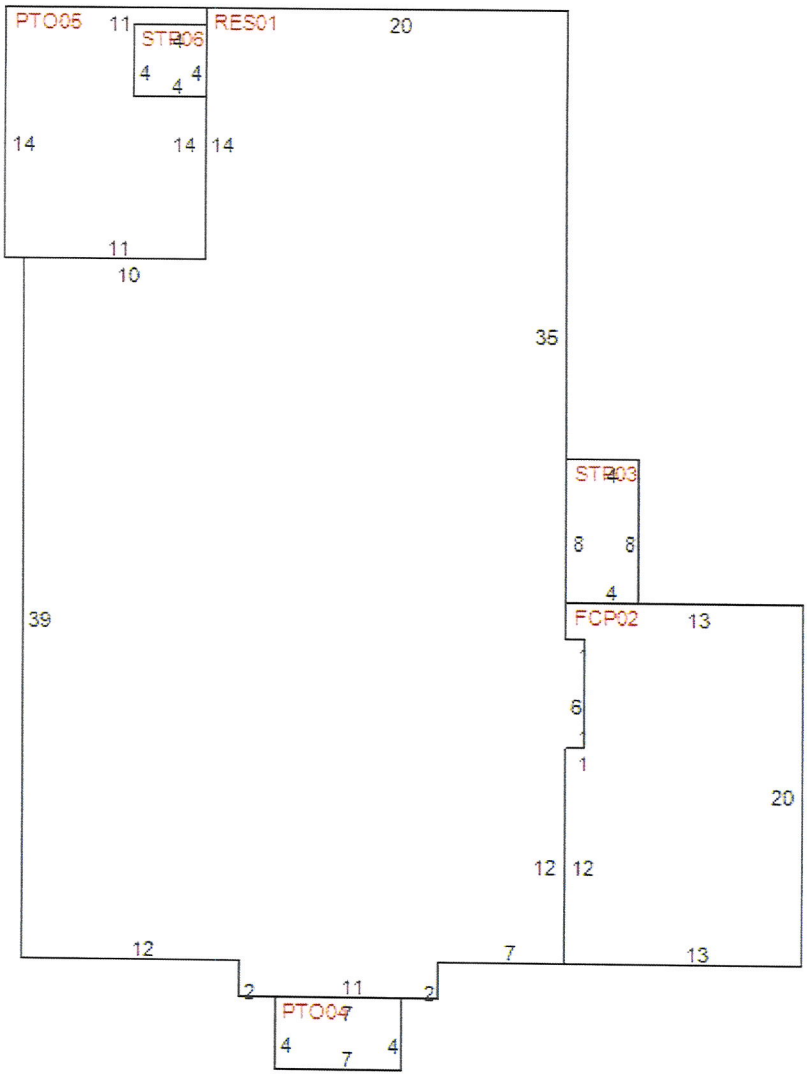
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		55.0	100.0	R3	55.00	FF						

Neighborhood 5310 - OCALA HISTORIC DISTRICT
Mkt: 8 70

Traverse

Building 1 of 1
RES01=R12D2R11U2R7U12R1U6L1U35L20D14L10D
39.R30
FCP02=R13U20L13D2R1D6L1D12.U20
STP03=U8R4D8L4.D20L7D2L2
PTO04=D4L7U4R7.U55L11
PTO05=L11D14R11U14.D1
STP06=L4D4R4U4.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	2
Quality Grade	600 - AVERAGE
Inspected on	4/24/2020 by 025

Year Built 1938
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 172

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126 - SIDING-NO SHTG	1.00	1938	N	0 %	0 %	1,478	1,478
FCP	0201 - NO EXTERIOR	1.00	1938	N	0 %	0 %	254	254
STP	0301 - NO EXTERIOR	1.00	1938	N	0 %	0 %	32	32
PTO	0401 - NO EXTERIOR	1.00	1938	N	0 %	0 %	28	28
PTO	0501 - NO EXTERIOR	1.00	1938	N	0 %	0 %	154	154
STP	0601 - NO EXTERIOR	1.00	1938	N	0 %	0 %	16	16

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00

Floor Finish: 28 SOFTWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 06 GAS

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 1

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N

Foundation: 3 PIER
A/C: Y
Heat Fuel 2: 00
Fireplaces: 0
2 Fixture Baths: 0 **Intercom:** N
Extra Fixtures: 2 **Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	91.00	SF	20	1982	3	0.0	0.0
114 FENCE BOARD	40.00	LF	10	2014	4	0.0	0.0
111 FENCE WOOD	42.00	LF	10	2014	3	0.0	0.0

Appraiser Notes

ESTIMATED INTERIOR INFORMATION.

Planning and Building
** Permit Search **

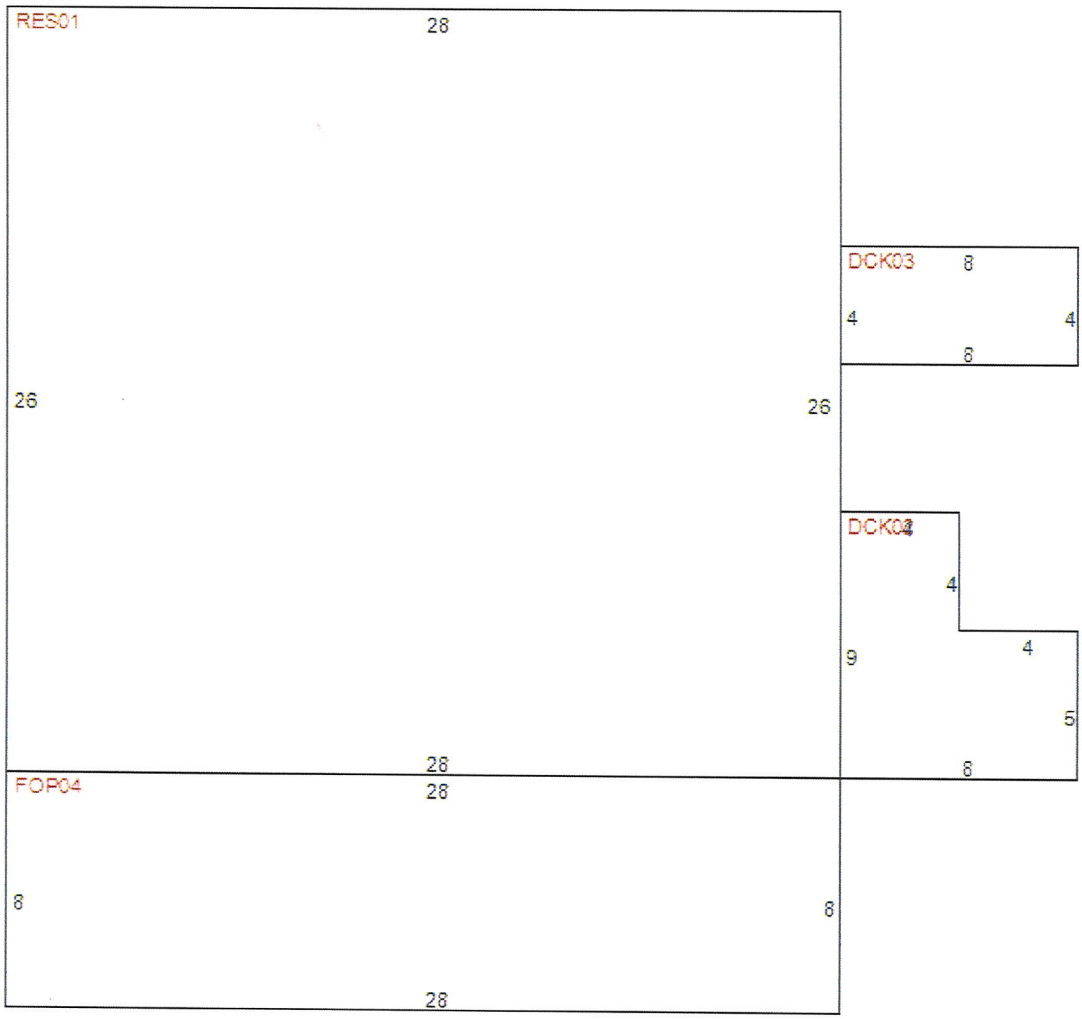
Permit Number	Date Issued	Date Completed	Description
OC00527	3/1/2007	-	INT. RENO.
OC00835	5/1/1996	-	RSRA
OC13853	1/1/1982	-	ADD'N TO HOUSE

Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 3
RES01=R28U26L28D26.R28
DCK02=R8U5L4U4L4D9.U14
DCK03=R8U4L8D4.D14
FOP04=L28D8R28U8.



Building Characteristics

Improvement	2F - DUPLEX- 02 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	0
Quality Grade	500 - FAIR
Inspected on	9/29/2023 by 211

Year Built 1978
Physical Deterioration 15%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 108

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132 - CONC BLK-STUCO	2.00	1978	N	0 %	0 %	728	1,456

DCK 0201 - NO EXTERIOR	1.00	2021	N	0 %	0 %	56	56
DCK 0301 - NO EXTERIOR	1.00	2021	N	0 %	0 %	32	32
FOP 0401 - NO EXTERIOR	1.00	2022	N	0 %	0 %	224	224

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

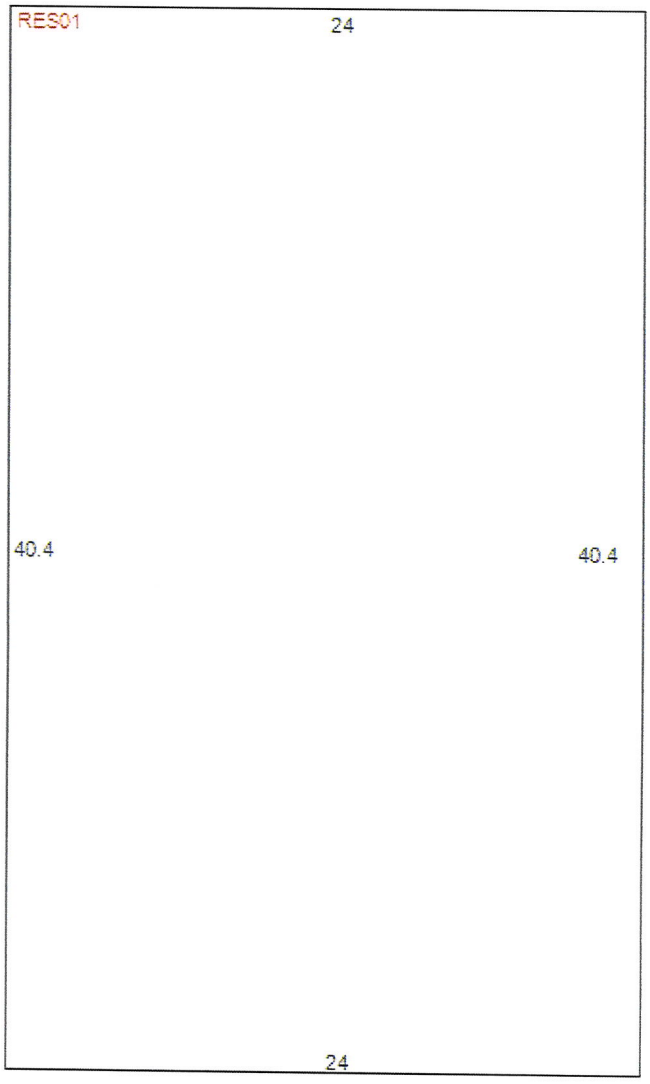
Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 4

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 3 of 3
RES01=R24U40,4L24D40,4.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS

Year Built 1978
Physical Deterioration 15%

Condition	0
Quality Grade	1
Inspected on	9/29/2023 by 211

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 129

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0129 - VINYL SIDING	1.44	1978	N	0 %	0 %	970	1,397

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 1
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,320.00	SF	5	1978	1	0.0	0.0
144 PAVING ASPHALT	1,720.00	SF	5	1978	1	0.0	0.0
159 PAV CONCRETE	56.00	SF	20	1978	3	0.0	0.0
159 PAV CONCRETE	72.00	SF	20	1978	3	0.0	0.0
156 PAVING BRICK	228.00	SF	20	1990	5	0.0	0.0
250 WALLS MASONRY	96.00	SF	50	1999	3	0.0	0.0
159 PAV CONCRETE	100.00	SF	20	2023	3	0.0	0.0

Appraiser Notes

BLDG01=HX , 317 SE WENONA
BLDG02=DUPLEX MOTHER LIVES ON BOTTOM FLOOR, 2ND FLOOR VAC 807 & 809 SE 4TH ST OK FOR CURT
BLDG03=VACANT AT TIME OF INSP. 815 SE 4TH ST UNLIVABLE
BLDG01: ESTIMATED UPPER STORY PER OWNER INFORMATION.
THERE ARE 6 FIREPLACES ON ONE CHIMNEY WHICH HAS BEEN
CAPPED AND IS NOT ASSESSED.
SEE PRC FOLDER FOR SKETCH.

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-1766	3/26/2024	-	KATSERELES/ DET GARAGE
BLD23-2365	10/4/2023	1/29/2024	KATSERELES / RENO / WINDOWS
BLD22-1694	6/17/2023	-	KATSERELES/ RENO PORCH ADD
BLD22-1743	6/6/2023	2/2/2024	KATSERELLES / RENO
BLD22-1693	10/24/2022	5/19/2023	KATSERELES/ ADD PORCHSTAIR REP
BLD20-2547	12/28/2020	-	KATSERELES/WINDOWS/DOOR
BLD20-1458	8/11/2020	-	KATSERELES / REROOF
BLD20-1160	7/28/2020	-	KATSERELES / REROOF
BLD20-1159	7/27/2020	-	KATSERELES / REROOF