

TAX DISTRICT 02 SCHOOL DISTRICT KENSTON LSD GORSKI MICHAEL D	<b>02-250400</b> PROPERTY NUMBER	<b>02--13-11-01-169-00</b> MAP ROUTING NUMBER	CARD# 001 of 1 RECHECK N
<b>8651 BEACON HILL DR</b>			
PROPERTY DESC S/L 18 BEACON HILL SUB	STATE CODE PROP TYPE 2 LUC 510	NEIGHBORHOOD NEIGHBORHOOD DSRBLTY 4 NEIGHBORHOOD TREND 3	22203 COMM/IND COST COMM/IND INCOME COM/IND NBHD COM/IND TYPE
DEED 1850/1152	ACRES 1.56		

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AS	.560	0.00	30,000.00	N	30,000.00	16,800	S/90	/ 100	/100	/100	15,100
AH	1.000	0.00	30,000.00	N	30,000.00	30,000	X/100	/ 100	/100	/100	30,000

TOTAL ACRES 1.560 TOTAL LAND VALUE 45,100

**NOTES**

**CURRENT VALUE RECORD**

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	45,100	117,700	162,800

**REAL PROPERTY VALUE HISTORY**

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	45,100	117,700	162,800	120
2011	48,100	134,100	182,200	120
2005	43,600	156,400	200,000	120

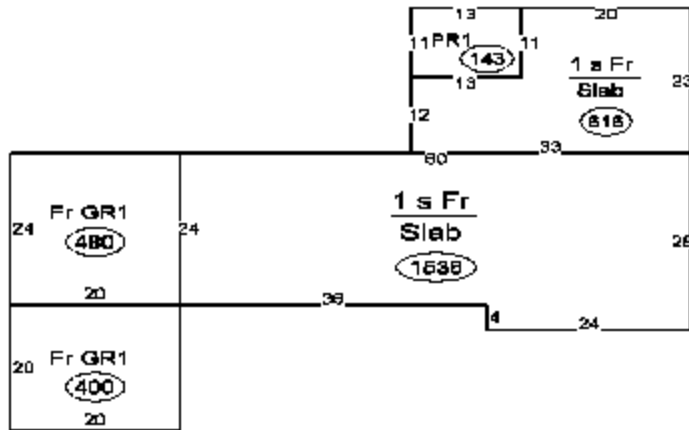
**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
10/09/2008	1	1090	165,500	No
02/18/2003	1	204	219,000	Yes
10/31/1994	1	6598	0	No

**COMPARABLE SALES**

Parcel Number	Sale Date	Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	45,100		162,800
Market approach:			
Trended approach:			
Override approach:			



<b>STYLE OF HOUSE</b>	1	<b>ATTIC TYPE</b>	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 ALTERNATIVE		3 1/2 FINISHED	
		4 3/4 FINISHED	
<b>STORY HEIGHT</b>	1.00	5 FULL FINISHED	
		<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	6
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		<b>PLUMBING</b>	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		<b>FIN LIV AREA</b>	2,152
		<b>FIN BSMT AREA</b>	0
<b>HEATING</b>	1	<b>UNFIN LIV AREA</b>	0
0 NO HEAT		<b>YEAR BUILT</b>	1958
1 BASE		<b>EFF YEAR BUILT</b>	1975
<b>AIR CONDITIONING</b>	0	<b>YEAR REMOD.</b>	1988
0 NONE		<b>CONDITION</b>	3 AV
1 CENTRAL		GRADE	B-02
<b>BASEMENT</b>	1	<b>BSMT GAR CAR CAP</b>	0
1 NONE		<b>FIREPLACE</b>	Y
2 PART CRAWL		OPENINGS	2
3 PART BASEMENT		STACKS	2
4 PT BSMT/PT CRAWL			
5 CRAWL			
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA

ADDITIONS			
TYPE	AREA	YR	BLT
PR1 Porch Frame - Open	143		0
GR1 Garage Frame	400		0
GR1 Garage Frame	480		0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			12/22/2010

IMPROVEMENTS															
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD