

**LINCOLN BOARD OF SELECTMEN'S
PUBLIC BOND HEARING MEETING MINUTES**

APPROVED

MONDAY, FEBRUARY 20, 2024 – 4:00PM

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

(THE RECORDING OF THIS MEETING CAN BE FOUND ON YOUTUBE)

Lincoln Board of Selectmen Present: Chairman, OJ Robinson and Selectman Jack Daly

Staff Present: Town Manager, Carina Park and Executive Assistant, Jane Leslie.

Public Present via Zoom: Vice Chair, Tamra Ham, Kathy Cook, Kristyn Brophy, Frank Pasciuto, Danielle Black, Taylor Beaudin & multiple "iPhones" that did not identify themselves.

Public Present: Jim Welsh, Debbie Celino, Paul Beaudin II, Susan Chenard, Joe Chenard, Stacy Conn, Meg Haase, Rob Haase, Jenn Whitman, Tammy Gionet-Dutilly, Drew Goddard, Jon Ham, Caitlin Nelson, Kim Halloran, Aimee Loranger, Robert Henderson, Ian Grant, Brian Klaus and Roz Lowen.

I. CALL TO ORDER

Chairman Robinson called the meeting to order at 5:31 p.m.

II. PUBLIC BOND HEARING: PETITION WARRANT ARTICLE

The Board reviewed the following Petition Warrant Article (per RSA 39:3) in preparation for March 12th, 2024 Town Meeting:

"To see if the Town will vote to raise and appropriate the sum of **Four Million Dollars (\$4,000,000.00)** to purchase the locally know "Campers World" property, Map 105, Lot 033 consisting of 321.96 acres of land located off Route 3 on the east side of Pemigewasset River in Lincoln, NH, currently owned by EDL Enterprises; and to further authorize the issuance of not more than \$4,000,000.00 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon."

OJ explained that the Board of Selectmen recently received a petition warrant article that was submitted by a resident and signed by 25+ registered voters for the Town to purchase the formerly known "Campers World" (Route 3) that is being sold by EDL Enterprises (The Clark Family). OJ further explained that one of the two (2) parcels is 0.62 acres with 138' of frontage along Route 3 (across from Linwood Auto & south of Pemi Motor Court) which has one end of a bridge on it that was previously used to access the second parcel of land on the other side of the river, which is 321.96 acres (175-acres is taxed at Current Use rates). OJ provided some historical context on the Campers World property (previous owners; intent for land, water/sewer infrastructure on east side of river).

OJ noted the following information regarding Campers World property:

- The Town is aware that the bridge structure is not adequate for any use or development on this land;
- There is no water and sewer leading to the 321-acres (water & sewer would have to cross the river);
- The old roughed-in roadways (from previous owner Bradgate's ownership era) still exist, although not extensive, and the old road network from the Campers World property still exists, although not quite drivable;
- The main snowmobile trail (Corridor 11) that runs down through this property along what was the Campers World Road, is still utilized today during the winter and summer months (snowmobiles & bicycling).

OJ continued to explain that upon receipt of the petition warrant article, discussion/negotiations were had with the Clark Family to draft an "Intent to Purchase Agreement" that is contingent upon the outcome of

the March 12th Town Meeting vote (The Clark Family agreed to not sell this land to anyone during the period of time from the date on the Agreement leading up to Town Meeting Day). If the vote passes (or fails), the Town will notify the Clark Family the day after Town Meeting, and they will continue to negotiate with a Purchase and Sales Agreement. [Note: The Clark's have received a higher offer for Camper's World than what the Town's warrant article is offering, however, the Clark families desire is for this land to go to the Town].

Plans for the Campers World Property (Partnering & Guiding):

The Town is *not* intending to be the Developer or to develop this property, but rather to facilitate the process to receive input from residents/taxpayers as discussions are had with experienced developers to build community-based housing that benefits the Town of Lincoln, and to control and guide developers through this housing process (input would be sought from non-profit entities that are able to provide guidance and/or funding for housing development). OJ emphasized that one of the primary goals for the town is to provide Lincoln with a place to put housing stock for the "local people," and to work with community partners as they develop a housing plan that addresses the needs of townspeople who want to work, live and raise their families in Lincoln. OJ noted that there have been numerous questions regarding costs (e.g., engineering studies, cost to build a bridge, water/sewer infrastructure across the river) and whether or not the town had estimates, and he explained that the town does *not* at this time, however, they do have a soil & topographical map (Geographical representation showing diversity of soil types/properties & topography) which shows which areas of the land may be buildable for housing projects.

OJ explained the definition of "Current Use" which is what a majority of the land is in: "Current use is the means for encouraging the preservation of open space and conserving the land, water, forest, agricultural, and wildlife resources. Property owners with 10 or more acres of land, which are left in their natural state may apply." This is a way to reduce taxes for qualifying properties (in return for agreeing not to develop the land, an owner will receive a substantially reduced assessed value on the property). Approximately half of the Campers World land is in current use. The total parcel is taxed at a very low rate (approx. \$3k-\$4k annually). OJ emphasized that this entire process will be driven by "guidance and input from the community".

OJ responded to those who questioned whether or not this would be *subsidized housing*, and explained that is *not* the town's intent, and if a developer comes in with grant money and is considering subsidized housing, the town would be open to having this discussion (the Town would *not* be subsidizing *any* housing projects).

Jack commented that if this article passes, the town should partner with a developer(s) to do the right thing with this property, as well as implementing restrictive covenants on the land.

OJ opened the hearing up for public comment:

Joe Chenard explained the history of the Camper's World property. Joe noted that the town may also be able to obtain state or federal grant funding (e.g., matching grant) because it is a municipality, which would help with the development of the land, and any costs beyond the actual grant funding would be paid by the prospective developer(s), and *not* the taxpayers.

Tammy Gionet-Dutilly commented that if the article passes Town Meeting, she would like to see the town stipulate minimum lot sizes that leave room for the natural surroundings, and that it not be turned into a clustered housing environment.

Kristyn Brophy (Town Clerk) commented that she is a current house renter, and feels that this is the last opportunity for the town to ensure that whatever available property is left goes to developers that are able/willing to provide housing for local working families. Kristyn noted the decline in student enrollments at Linwood School as well as the need for teachers which is all due to the lack of housing in the

community, and feels that if this article passes, it will be the towns last opportunity to do something about the housing crisis.

Paul Beaudin asked if the Board of Selectmen unanimously support this warrant article (all 3 Selectmen support this article). Paul asked Selectman Daly to share about the workforce housing discussion(s) he was part of with North Country Council and local business owners back in 2022 (October 6, 2022). Selectman Daly explained that he had met with approximately 12 participants (business owners and a representative from North Country Council) to discuss the possibility of creating workforce housing options, as well as the financial burden that the lack of housing was creating amongst local business owners. Daly noted that two (2) proposals were discussed: 1) the formation of an LLC by local business owners, and for them to locate a parcel(s) of land in town to build workforce housing for their employees, and, 2) local business owners form a non-profit, 501(C) (3) entity which would increase their eligibility for state and federal funding. As a result of these discussions, some of the local businesses independently purchased properties in town to house their employees.

Meg Haase questioned what the impact would be on property taxes if this article passes at Town Meeting? OJ responded that the Board hasn't determined how this would be funded, but they have discussed that it would most likely be a local bank loan. The thought process is that as the town sells off parcels of land to developer(s), they would then in turn begin paying off large amounts of the \$4M loan from the proceeds of the land sales (this cannot be done with a bond bank).

Jim Welsh commented that if the town purchases this land, they will be able to control the type of housing, and how much housing will go in, versus, if a developer purchases this property and puts in multiple hotels or cluster developments like up on the mountain. Jim feels that the town is being over-developed and needs to slow down because it is causing a strain on the town's infrastructure, and will affect future tax rates when they need to put in a new sewer treatment plant and other infrastructure upgrades. Jack responded that a bulk of the current projects are "vested projects," which means they have been previously approved projects by the Planning Board and factored into the sewer capacity (current sewer capacity is at approximately 70%+).

OJ commented on the role of the Planning Board, and explained that they cannot dictate what developers build on *their* land (hotels, houses, condos etc.); the Planning Board's role is to review the developers plans, setbacks, heights, water runoff, parking etc., and ensure that it is within the Land Use Planning Ordinance's guidelines.

Danielle Black questioned what the town was doing to promote the lots at the Business Park. OJ explained that there is a greater demand these days for residential housing than there is for industrial/small business lot development; when the Business Park was established and the deed restrictions written (what could/could not be on this land), the restrictions eliminated a majority of contractors (electrician, builders, carpenters, plumbers etc.) because they required employees to be onsite, when most contractors work requires them to be off site. In 2023, the Board of Selectmen went through a process of public hearings to amend the restrictions (no self-storage units or any type of business that is primarily storage), and as a direct result of the amendments, the town recently sold a lot to a local contractor (O'Connell Builders). Danielle asked if the Business Park was currently being advertised on the open market. OJ explained that a letter was drafted and mailed to local real estate brokers notifying them of the changes to the deed restrictions. Danielle explained that it is her hope that the sale of lots in the Business Park could potentially offset the costs for the Campers World property, which she strongly supports.

Meg Haase questioned what the publics overall feelings were regarding this article (for/or against it). OJ responded that from what he's read on Facebook, it appears to be divided; some people are passionately for it, and some people are totally against it without knowing anything about it.

Tammy Gionet-Dutilly commented that if the public attended a Board of Selectmen's meeting in person, they would get a better understanding and be able to ask direct questions. Tammy also commented that if the town is able to purchase this property, she hopes the Board will put a cap on costs for the housing units so that future generations are able to live there.

Letter from Bill Conn:

"Campers World property tweaked my interest. After watching a meeting and Facebook posts, I gave more thought to it. I have come to the conclusion that you don't have a plan. I think the Town of Lincoln should not get in the Development Business without a plan. First, I would like to ask each Select Person and the Town Manager individually if they support this (**Town Response: Yes**). These are my questions:

- Did you have an Engineer look at this? If so, do you have a report?
Town Response: The town has *not* done due diligence at this time; this will happen between the time of the signing of the Purchase & Sales Agreement, and the signing of the deed.
- Did you get an estimate for engineering?
Town Response: The town has *not* done this, although there are funds for engineering in the budget to begin this process and obtain guidance from an engineer going forward.
- How much usable land?
Town Response: The town has soil maps and topographical maps that can be studied with the guidance of an engineer to determine the usable land.
- River setback?
Town Response: Yes, there is a setback from the river that must adhered to, and could *potentially* be used to relocate the snowmobile/bike trail.
- Bridge Cost?
Town Response: The town does not know the bridge costs; the town may be able to partner with a developer/other entity who will share in the bridge costs in exchange for a reduced sale price of land that they could develop.
- Extending utilities across the river?

Four Million is about 1/3 of what you need to just start this project. If the existing infrastructure doesn't fit your plan, then that part is of no use. *Thanks, Bill*"

Town Response: OJ agreed that this is true, however, it seems that the logical way to get the river elevation to the main road elevation is by the road that currently exists, and by the water and sewer infrastructure that was previously put in place.

Tammy Gionet-Dutilly commented that if the town purchases the Camper's World property, she would like to see the minimum lot size requirements be no less than one (1) acre, and for the lot sizes and prices to be consistent and not fluctuate so that it is fair to everyone who wants to purchase property.

Jack Daly remarked that it is difficult to say that every parcel of land on the 300 acres will carry the same value due to the various soil compositions (e.g., ledge, clay) and location of utilities.

A discussion ensued regarding whether or not short-term rentals would be allowed or prohibited on the parcels that would be sold, and what mechanisms could be put in place ensuring that certain sections/parcels would be strictly for local families to live, and not for a short-term rental investment.

Jenn Whitman commented that although the purchase of Campers World is a great idea, it is going to be difficult for the average person to obtain financing to purchase property with today's economic climate and high interest rates. OJ responded that this is why part of this project would include affordable long-term housing rentals which don't require a down payment or housing loan.

Stacy Conn questioned how many years it's going to take to build a bridge across the river; and what happens if nobody is interested in developing this land? (The town will then be stuck with a \$4M bank loan). OJ commented that the town will *always* have the option to sell this land in the event that no developers are interested in building affordable workforce housing, and reminded everyone that the Clark's received a better offer for Camper's World because of the value of this land.

Paul Beaudin commented about one of his major concerns with this project, which is the tax revenue that the town could be getting if it was in the hands of the developer (he feels that the town will be subsidizing costs for future infrastructure upgrades), and he's concerned about the loss of this tax revenue from high-end homes which are going for approximately \$300/sq. ft. to more inexpensive housing, and the burden will be put on the local taxpayers.

OJ agrees that the town has a huge decision to make, as well as a huge opportunity; it can either collect the taxes on the multi-million-dollar homes, or have a lower tax base, and guide the developers for more affordable housing so that local businesses can thrive and have a bigger work base and function better.

Kristyn Brophy commented on the \$11.68 tax rate, which she feels is incredibly low in comparison to surrounding municipalities, and noted that the towns in New Hampshire that have lower tax rates, do not have school systems. Kristyn feels that the reason Lincoln's taxes have recently increased is due to the abundant number of short-term rentals, and the homes that are being sold with this short-term rental incentive (increases market value).

Carina made the following comments regarding the town's total assessed value: it must be taken into consideration that in order for a newly constructed home to hit the towns tax roll, it takes approximately 2-years (from obtaining a land use permit to completion). Property taxes are based upon the appraised value of property as of April 1st of each year through March 31st (This means that the property tax bill, generally due in December, reflects the value of property on the previous April 1).

Caitlin Nelson commented that it is great that this conversation is taking place, and noted that she has many friends in her age group that are trying to either buy and/or build a home, and it is not financially within their means (this is not limited to Lincoln, but also up in her hometown of Lyman) which is why it is important to look at alternate options.

OJ noted that according to statistics from two (2) years ago, 87% of the tax revenue in Lincoln comes from businesses, multi-property owners, and out-of-town owners (2nd homeowners), which puts a tax burden on 13% of the local taxpayers (87% pay a higher amount of taxes, and demand minimal services). Carina added that out of the \$11.68 tax rate (per thousand), the taxpayer is paying, \$5.93 which is going to the Town of Lincoln (\$1.54 to the County; \$2.76 to local education & \$1.45 state education).

Taylor Beaudin asked if anyone has reached out and spoken with local developers to see if they had any interest in developing this property (the Selectmen have not spoken with local developers). Taylor feels it may be worthwhile for the town to reach out to local developers to see if there is any interest in collaborating with the town on this project. OJ agreed that this is a good point, and the town may be in a better position to have this discussion after the Town Meeting vote. OJ also noted that it could be that the entity that constructs what will be an expensive bridge, does so with some of the infrastructure funding that is available through matching grant programs (would have to be a non-profit developer). Taylor asked OJ about comments he made earlier in tonight's discussion regarding the snowmobile trail that runs through the property (approx. 1-mile), and if another developer buys this land, that the town would be responsible for a re-routing the trail? OJ clarified that he did not mean that, what he was saying is if they want to keep that existing trail, and a developer says no, *someone* would have to be responsible for re-routing that trail (it's not a town responsibility to do this). Taylor asked OJ if the town does purchase this property, would they be willing to

guarantee the White Mountain Snowmobile Club a snowmobile trail on this property (whether in the same location or an alternate location)? OJ explained that they haven't discussed this as a Board, but he would support this for the snowmobilers and bicyclists.

Taylor also commented on the negative remarks made during tonight's meeting about past developers, and he feels that there are currently some good, younger developers in Lincoln that have an interest in the community.

Kim Halloran commented that her takeaway from tonight's discussion is that whomever owns this land, they can do with it what they want (within the zoning rules), which is important to know. Kim also noted that this is one of largest land parcels left in Lincoln, and a great opportunity for the town.

OJ thanked everyone for coming to the meeting and sharing, and closed the public hearing at 7:45p.m.

III. NEW/OLD BUSINESS

Riverfront Park:

On Friday, February 16th OJ and Carina met with representatives from Vermont Rail Systems who have expressed an interest in the Riverfront Park property. This is still in the early discussion stage, but they are open to having a working relationship with the town.

Public Participation:

Tammy Gionet-Dutilly commented that during a recent Planning Board meeting she had asked the Planning Board if a complete Environmental Impact Study (identifies the presence of recognized environmental conditions with a property) had been done for the proposed development up on Mansion Hill (no impact study had been done). Tammy questioned why an impact study was not required of the developer? OJ explained (Planning Board's Selectmen's Rep) that environmental impact studies are a broad scope of studies that look at a variety of factors, and what the Planning Board had discussed during this particular meeting had to do with a traffic study. During this meeting, the developer shared his desktop data with the Planning Board to review and determine if further traffic study information would be required. OJ noted that there was a broad discussion and many questions asked of the developer during this meeting regarding wetlands, drainage, size of the proposed homes, size of disturbed area around the homes, and whether this would be part of the deed restrictions and/or Homeowner Association rules, and the possibility of protecting the non-disturbed areas per their map with easements across the steep sections and wetland sections. The Board had said no to a broad scope study, but was very concerned with the drainage (they would be moving the retention ponds; look at options for easements for the wetlands, review of plans for the AoT permit to ensure that it aligns with the town's stormwater management ordinance). Note: The Stormwater Management Ordinance: the amount of water that "currently" flows off of this property *cannot increase* upon completion of the project and all of the homes, roads, lawns etc. OJ explained that with all of these safeguards in place, it goes a lot further towards strengthening the controls of this property in the future.

IV. ADJOURNMENT

With no further business to attend to, the Board made the following motion:

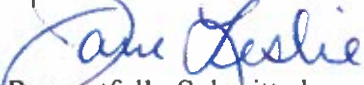
MOTION: "To adjourn."

Motion: Tamra Ham

Second: Jack Daly

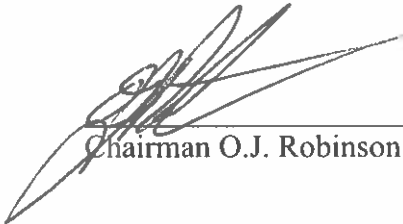

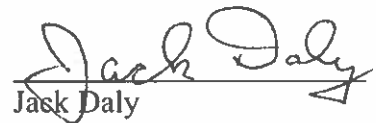
All in favor.

The meeting adjourned at 8:05 p.m.



Respectfully Submitted,
Jane Leslie

Approval Date: March 11, 2024


Chairman O.J. Robinson
Tamra Ham
Jack Daly

February 20, 2024
Board of Selectmen's Public Bond Hearing
Please **PRINT** Legibly

(Print Name)	(Telephone #)	(Email Address)
Jim Welsh		
Tammy Groulx Dufilly		
Aimee Horanger		
Drew Goddard		
Robert Henderson		
Mpg Haase		
Robt Hines		
Iain Grant		
Brian Klaus		
Caitlin Nelson		
Suzanne Beecher		
Jon Ham		
Roz Lowe		
Deb Celind		



TOWN OF LINCOLN

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NOTICE **PUBLIC BOND HEARING**

**Town of Lincoln
Town Hall Conference Room
148 Main Street, Lincoln, NH**

Tuesday, February 20th, 2024 at 5:30 PM

5:30 PM The Board of Selectmen will be holding a Public Hearing to discuss the issuance of the following bond:

"To see if the Town will vote to raise and appropriate the sum of four million dollars (\$4,000,000.00) to purchase the locally known "Campers World" property, Map 105, Lot 033 consisting of 321.96 acres of land located off Route 3 on the east side of the Pemigewasset River in Lincoln, New Hampshire, currently owned by EDL Enterprises, and to further authorize the issuance of not more than \$4,000,000.00 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33), and to authorize the municipal officials to issue and negotiate such bonds or notes, and to determine the rate of interest thereon;" (3/5 ballot vote required)

This bond will be voted on at the Annual Town Meeting,
Tuesday, March 12th, 2024.

Zoom Link

<https://us02web.zoom.us/j/84160469645?pwd=NGZ2Z0s2MjV3MmwzMUUhCMXJEYnY3Zz09>

Meeting ID: 841 6046 9645

Passcode: 730008

Dial by your location

+1 929 205 6099 US (New York)

Find your local number: <https://us02web.zoom.us/j/84160469645?pwd=NGZ2Z0s2MjV3MmwzMUUhCMXJEYnY3Zz09>



Petition Warrant Article

Purchase "Campers World" – Long Term Debt.

To see if the Town will vote to raise and appropriate the sum of Four Million Dollars (\$4,000,000.00) to purchase the locally known "Campers World" property, Map 105 Lot 033 consisting of 321.96 acres of land located off Route 3, on the east side of the Pemigewasset River in Lincoln, NH, currently owned by EDL Enterprises, and to further authorize the issuance of not more than \$4,000,000.00 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon; (3/5 ballot vote required).

Camper's World Property

Facts:

2 parcels #32- 0.62 acres w/ 138' along Rte. 3

#33- 321.96 acres. 175 acres are taxed at Current Use rates.

Bridge

Water/sewer

Existing roads (abandoned) and trails

Snowmobile/mtn. biking trail

What will the Town do with this land?

It is not typical in NH for a Town to acquire land with the intent of selling it for housing.

The BOS is not intending for the Town to develop this property. We would seek input from residents and taxpayers as we work with experienced developers to build housing that benefits the Town.

We would also seek input from non-profit entities that will provide guidance and/or funding for housing development.

Potential Uses:

Single-family homes on individual lots

Single-family homes, cluster development

Duplex homes on individual lots

Duplex homes, cluster development

Apartments

Residential condominiums

Employer-owned housing.

Benefits:

Town can control types of development.

Town can control pace of development.

Town can secure (or re-route) existing snowmobile, mountain biking, and hiking trails.

Town can restrict short-term rentals from some or all of this property.

Town can sell parcels to developers with restrictions/agreements as to what can be built.

The risk to the Town is fairly low since the land can be subdivided and sold off.

Other:

All housing built on this property will still have to follow all Fair Housing laws. That means we cannot impose restrictions regarding where, or if, the occupants work.

Potentially, some developers may seek grants that require a partnership with the Town. Any such partnership would be structured so that the Town is not at risk and does not become a landlord, other than for a land lease.

What about the Industrial Park?

Will this be for subsidized housing?



M105 L032 US Rte 3 #LO & M105 L033 US Rte 3 #LO EDL Enterprises

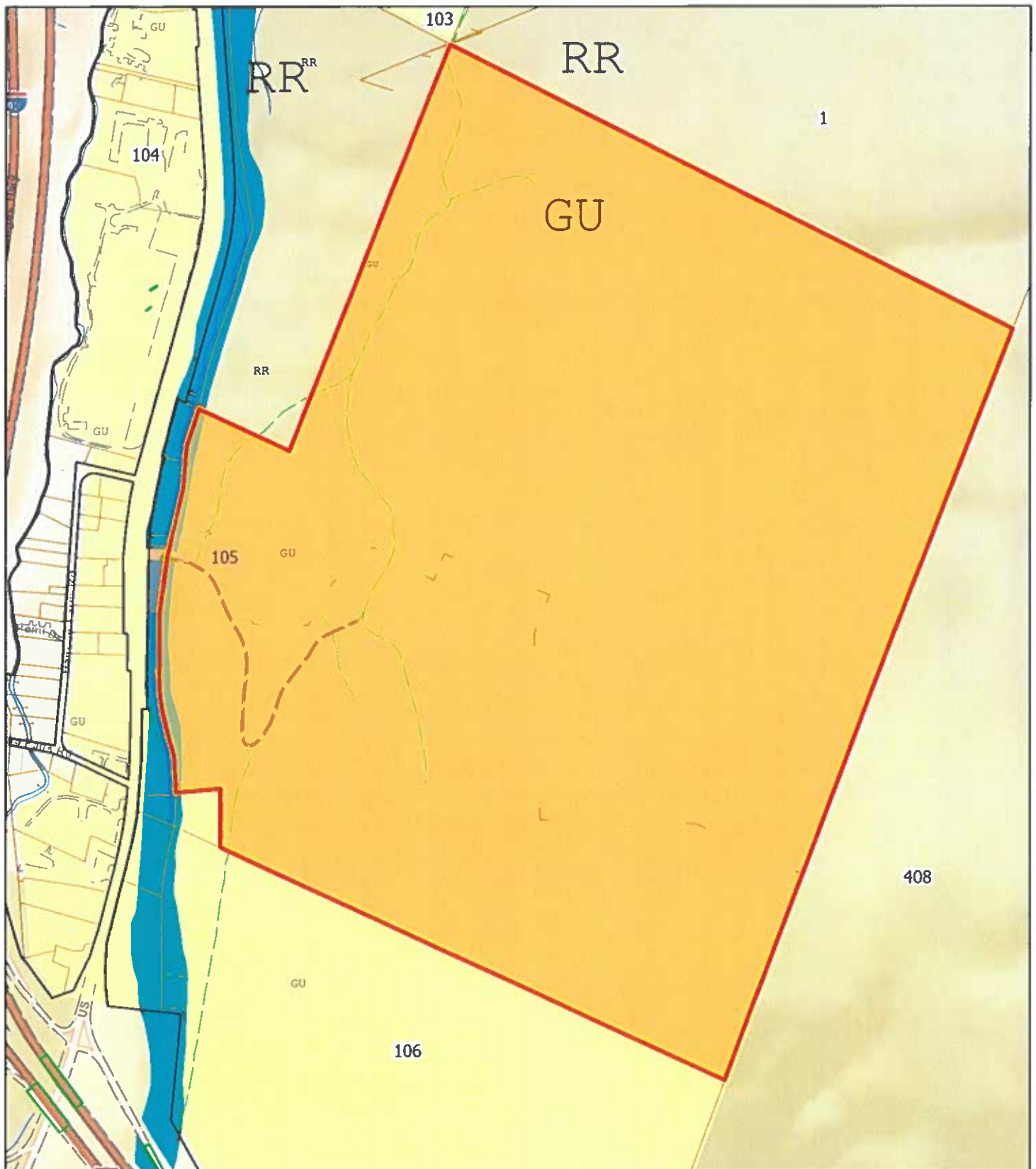
Lincoln, NH

1 inch = 700 Feet



www.cai-tech.com

February 1, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Property Card: US RTE 3 #LO
Town of Lincoln, NH

Parcel Information

Parcel ID: 105-033000-00-00000
Vision ID: 526
Owner: EDL ENTERPRISES
Co-Owner: C/O ELISE J. CLARK
Mailing Address: PO BOX 134

WOODSTOCK, NH 03262

Map: 105
Lot: 033
Use Description: Vac w/ OB
Zone: GU
Land Area in Acres: 321.96

Sale History

Book/Page: 2020 / 532
Sale Date: 11/30/2023
Sale Price:

Assessed Value

Land: \$213,650
Buildings: \$0
Extra Bldg Features: \$0
Outbuildings: \$1,000
Total: \$214,650

Building Details: Building # 1

NO PHOTO
AVAILABLE

Model: Vacant
Living Area:
Appr. Year Built: 0
Style:
Stories:
Occupancy:
No. Total Rooms:
No. Bedrooms:
No. Baths:
No. Half Baths:

Int Wall Desc 1:
Int Wall Desc 2:
Ext Wall Desc 1:
Ext Wall Desc 2:
Roof Cover:
Roof Structure:
Heat Type:
Heat Fuel:
A/C Type:



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Bill Conn

Board of selectman

Chambers World Property Tweezed
my interest. After watching a
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- ① Did you have an engineer look at
this? If so do you have a report?
 - ② Did you get estimate for engineering?
 - ③ How much usable land?
 - ④ River set back?
 - ⑤ Bridge cost?
 - ⑥ Extending utilities across the river?
- Four million is about a third of
what you need to just start this
project. If the existing infrastructure
doesn't fit your plan then that
part is of no use. THANKS Bill

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1923		LINCOLN, NH		VISION							
EDL ENTERPRISES C/O DAVID A CLARK PO BOX 134 NORTH WOODS NH 03262				4) Rolling	8) None	4) Proposed						Description	Code	Appraised	Assessed	105,000 1,000 1,000 101,700 5,150	105,000 1,000 1,000 101,700 5,150	1300 6106	1300 6106	183,600 5,400							
				SUPPLEMENTAL DATA																							
Alt Prcl ID 04-005-0000-000				Zoning		Neighbhd		1																			
BMSI Ser 000475				Reval Nbh		0																					
Sect/Plat 321.96				PICKUPS																							
Parent PID 0				Lot Size		321.96																					
Parent ID				Assoc Pct#																							
GIS ID																											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Style: 99		Vacant Land	Rec Area								
Model 00		Vacant	Rec Type								
Grade			Bsmt Type								
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Fir 1											
Interior Fir 2											
Heat Fuel											
Heat Type											
AC Type											
Bedrooms											
Full Baths											
Half Baths											
Extra Fixtures											
Total Rooms											
Bath Style											
Kitchen Style											
Fireplace(s)											
Xtra Opening(s)											
Gas/Pfb Fpl											
Hearth(s)											
Color											
Bsmt Garage											
Hot Tub											
Whl/Jacuzzi											
Rec Area											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
BTL	Box Trailer	L		500.00		A		100	C	0.00	1,000
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area		Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area				0	0	0	0	0	0	0	

No Sketch

Property Location
Vision ID 1689

US KIE 3 #LU

Account # 000476

Map ID 105/ 032/ 000/00 000000/

Bldg Name
Sec # 1 of 1

State Use 3900
Print Date 10/12/2023 2:45:41 P

CURRENT OWNER

EDL ENTERPRISES
C/O DAVID A CLARK
PO BOX 134

TOPO

4 Rolling

UTILITIES

5 Public Electric

STRT/ROAD

1 Paved

LOCATION

Alt Prcl ID

19-056-0000-000

BMSI Ser

000476

Bsmt Desc

03262

Sect/Plat

0.25

Parent PID

0

Parent ID

GIS ID

Supplemental Data

Zoning
Neighbhd
Reval Nbh
PICKUPS
Lot Size
Assoc Pid#

03262

0

0.25

0

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

EDL ENTERPRISES

0 0

06-01-2011

U

V

0

1

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

ASSESSING NEIGHBORHOOD

Nbhd

Nbhd Name

B

Tracing

Batch

0001

NOTES

SITE CHANGE LAND ADJ= 04-09 ADJ SITE
SIZE PER MAPPER SHAPE. SMALL, NARROW
LOT ALONG RIVER - SHAPE ADJ.
ACCESS TO 105-033 THRU THIS LOT, BARRED
BY CHAINED ACROSS BRIDGE

OTHER ASSESSMENTS

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

Total

2022

3900

72,000

2021

3900

72,000

2020

3900

72,000

2020

3900

72,000

72,000

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

Total

2022

3900

72,000

2021

3900

72,000

2020

3900

72,000

72,000

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

0

0

0

72,000

0

72,000

C

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

I. Factor

Site Index

Cond.

Nbhd.

Nbhd Adj

Notes

Location Adjustme

Adj Unit Pric

Land Value

1

3900

Devel Land

GU

VS

27,007 SF

9.80

1.85000

V

0.70

240

0.210

SHAPE/SET BACKS

0

2.67

72,000

Total Card Land Units

0.62

AC

Parcel Total Land Area: 0.62

Total Land Value

72,000

[illegible]