



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

APPEAL FROM AN ADMINISTRATIVE DECISION

To: Zoning Board of Adjustment,
Town of New London

Name of applicant: Scott W Steffey Living Trust, Scott W. Steffey, Trustee

Mailing Address: PO Box 978, Hanover State: NH Zip 03755

Home Telephone: 603-290-0161 Work: _____ Cell: same

Email address: steffey1@aol.com

Owner of property: Same
(if same as applicant, write "same")

Location of property 112 Herrick Cove Lane

Tax Map Number: 91 Lot Number: 22 Zone: 000

Appeal of a decision made by a Town Official alleging that his or her interpretation of the New London Zoning Ordinance, Site Plan Review Regulations or Land Subdivision Control Regulations is in some way in error such that:

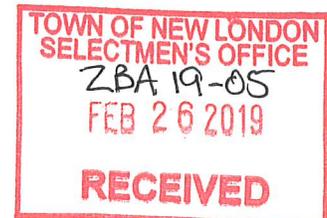
see attachment A

The specific zoning regulation(s) involved in the appeal include the following Article: _____, Section: _____ of the zoning ordinance [list all criteria from ordinance]

see attachment

Applicant(s) signature: [Signature] Date: 2/26/19

Applicant(s) signature: _____ Date: _____ M to
3/19



NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. Enclose copies of all documents of the decision you are appealing. The appeal must be filed within 20 days of the decision.

For questions or assistance in completing these forms, please contact:

Zoning Administrator
603-526-1246
Email: zoning@nl-nh.com

Or

Land Use and Assessing Coordinator
603-526-1243
Email: landuse@nl-nh.com

Attachment A

There is confusion on the definition and applicability of the terms “alteration or expansion” versus “replacement or relocation”. “Alter” is a defined term in the New London Zoning Ordinance. “Replacement” and “relocation” are not defined terms. The definition of “Alter” is as follows: “Any **change or alteration in the footprint or external dimensions of a Building or Structure**, including the number and location of windows and doors; any rearrangement of rooms in a Structure; the improvement of or conversion of any room to a Bedroom, bathroom or kitchen; the addition of a chimney, fireplace, or foundation; and any change in the type of siding material or roofing material used on the Structure. **For the purposes of this definition, maintenance and repairs to a Structure that result in a functionally equivalent Building using similar materials are not included in the definition of Alter**” (emphasis added).

Under Article XX, Sections B.1, 2 and 3 give **explicit** rights for all the alterations requested in this application. These alterations include:

- The right to put in a new foundation where no living or basement space is added
- The right to alter the building height that does not exceed 25 feet.
- The right to expand away from the lake outside of the Waterfront Buffer.
- The right to alter and repair within the existing footprint and outside dimensions. Please note the movement of the Structure 3 ft away from the lake (as required by the State) remains **within the existing footprint**.

An alteration, as defined by the Zoning Ordinance clearly contemplates more than just routine maintenance. Methods of altering, which may include disassemble and re-assemble (as is the case with replacing windows, doors re-roofing, etc.) or an adjustment in footprint so long as it does not violate other ordinances, is explicitly permitted, not precluded, and such practices are not synonymous with demolition, replacement or relocation.





TOWN OF
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Sent via Mail & E-mail to steffey1@aol.com

February 7, 2019

Scott W. Steffey Living Trust
Scott W. Steffey, Trustee
PO Box 978
Hanover, NH 03755

**RE: Building Permit Application #19-002 for
112 Herrick Cove Lane, Parcel ID 091-022-000**

Dear Scott:

As I mentioned in my voicemail yesterday, I have finished my review of the supplemental materials to the building permit application and find that the application does not meet the requirements of the zoning ordinance. Please see below for explanation.

You suggested that I speak with NHDES concerning the wording on State Shoreland Permit #2018-03350. I spoke with Mr. Diessner yesterday and he noted that the description on their permit approval aligns with the application to raze and replace a non-conforming structure. He brought to my attention how they work with RSA 483-B:11.IV, which requires that when a non-conforming structure is entirely demolished and reconstructed it must be set further back from the public water body. Your plans indicate the new building will be pushed back 3-feet which you told me was to meet the state's guidelines, and so your plans indicating moving a structure 3-foot back appears to be a replacement and relocation.

In addition, the description you provided in your January 28th letter, paragraph a, describes fully taking down the building, and putting back up some parts of the building, which appears to be a replacement and not an alteration.

The application for Building Permit #19-002 is denied for not conforming with Article XX, Section B.5.b.ii which requires that a replacement or relocation of a non-conforming structure only be permitted if the building or structure is brought into compliance with all of the standards of the zoning ordinance, including the aspect that makes the existing Building or Structure Nonconforming. To come into compliance, the proposal must meet all setbacks, including the 50-foot Waterfront Buffer outlined in Article XVI, Section E.2

Should you disagree with this interpretation of the ordinance, you may appeal within 20-days of the date of this letter to the Zoning Board of Adjustment by filing an application for an Appeal of Administrative Decision, per NH RSA 676:5. Or, if you wish to seek relief from the requirements



PAGE 2

February 7, 2019

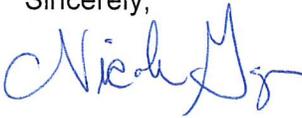
Scott W. Steffey Living Trust

Scott W. Steffey, Trustee

from the zoning ordinance, you may seek relief by appealing to the Zoning Board of Adjustment to vary from the setback requirements for voluntarily replacing or relocating a non-conforming structure through the Variance Application process.

If you have any questions about this letter, or about any application process, please do not hesitate to contact me.

Sincerely,



Nicole Gage

Zoning Administrator

(603) 526-1246 / zoning@nl-nh.com

CC: Kimberly Hallquist, Town Administrator



Delivered by email

January 28, 2019

Nicole Gage
Zoning Administrator, Town of New London
375 Main St.
New London, New Hampshire 03257

RE: Building Permit Application #19-002 for 112 Herrick Cove Ln., Parcel ID 091 – 22-000

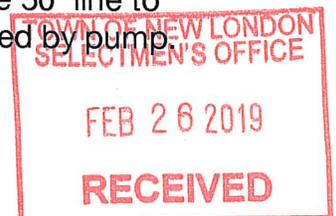
Dear Nicole:

Thank you for your letter of January 23, 2019.

Regarding the State of NH Shoreland Impact Permit (#2018-03350), the original application was submitted on October 29, 2018 which was prior to us getting clarification from you that our permit needed to be an "Alteration". We re-submitted a revised application to the State which states "The intent of this plan is to install new 4' frostwall foundation, move the existing footprint back 3' from the reference line (which we received a verbal approval from you), expand behind the 50' waterfront buffer, construct garage, driveway, and new septic system." With this new language the State approved the application on December 6, 2018. Calvin Diessner, the Shoreland Program Land Resource Manager is happy to discuss this with you directly. If this is not sufficient, he will modify the language.

Our permit application remains for an "Alteration" versus a "Demolition and Tear-down". As requested, I hereby submit this additional information:

- a. New drawings of the proposed Alteration and Building Plans that state that "It is anticipated that 75%-80% of the existing walls will be removed and replaced after backfill" resulting in 75%-80% of the existing walls being made permanent in the renovated structure.
- b. New color coded plan that shows the existing and proposed footprint and drip edge. The existing house footprint is 46' x 24' plus the existing deck which totals 1208 square feet. The proposed house footprint is 46' x 37' square feet plus the existing deck which totals 1806 square, which is a 598 square foot addition or a 49.5% addition.
- c. Shoreland Impact Permit 2018-03350 with our submitted and stamp approved attachments with the above mentioned language highlighted and with Calvin Diessner's phone number.
- d. Excavation work will be done from the interior of the new footprint perimeter. To facilitate excavator ingress and egress, a ramp will be build on the conforming side of the house farthest away from the lake and outside of the 50' line to accomplish backfilling from the interior of the house. Concrete will be placed by pump.





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Sent via email to steffey1@aol.com

January 23, 2019

Scott W. Steffey Living Trust
Scott W. Steffy, Trustee
PO Box 978
Hanover, NH 03755

**RE: Building Permit Application #19-002 for
112 Herrick Cove Ln., Parcel ID 091-022-000**

Dear Scott:

I am not able to recommend the approval of your permit application for the following reasons:

1. The State of NH Shoreland Impact Permit you submitted (#2018-03350) describes the project: "in order to raze and replace a non-conforming primary structure." Also, the written description you provided in your application says "Structure will be relocated away from reference line by 3 ft...". New London Zoning Ordinance Article XX Section B.5.b.ii requires that a replacement or relocation of a non-conforming structure would require that the new structure be built to conform with zoning.

If your proposal is in fact for an Alteration and not a Relocation or Demo/tear-down/replacement, please provide additional information, for example:

- a. A written description of what parts of the house will remain during the expansion.
- b. Some clearly marked plans showing a comparison between the existing structure and the proposed structure, including a comparison between the existing and proposed floor plan, exterior elevation all sides, and location on the lot (footprint & drip edge).
- c. Revised Shoreland Impact Permit with correct description.
- d. A description of the construction practices you will use to not put heavy equipment or disturb the land in the 50-ft waterfront buffer (Art. XVI, Sect. C.2).
- e. Explanation or revised drawing regarding the proposed deck in the waterfront buffer.

If you wish to voluntarily replace what is there and cannot comply with the standard setbacks (Art. V Sect. C1-2 & Art. XVI, Sect. C.2), I would be happy to assist you with an application to the Zoning Board of Adjustment to seek relief through a Variance.

Also, regarding the bedroom and bathroom above the proposed new garage: will there be any cabinetry or any plumbing to the sitting room or bedroom (Art. III Sect. 43)? Please email me your response.

Let me know if you need help with the variance application, or if you can get me more information for this application. Thank you.

Sincerely,

Nicole Gage
Zoning Administrator
(603) 526-1246 / zoning@nl-nh.com

CC: Kimberly Hallquist, Town Administrator





TOWN OF NEW LONDON, NH
Building Permit Application

BP # 19-002 *

PID # 1696 *
(to be assigned by staff)

Contact Information

Property Owner(s): Scott W. Steffey Living Trust

Physical (construction) Address: 112 Herrick Cove Lane, New London NH

Mailing Address: PO Box 978, Hanover NH 03755

Tax Map/Lot: TM 91 Lot 22

Phone: _____ Cell Phone: 603-290-0161

Mailing Address: _____

Email Address: steffey10@aol.com

**Name of Designated Agent: _____

Address: _____

Phone: _____ Cell Phone: _____

Email Address: _____

****For contractor to act as agent, owner must sign authorization letter.**

Please circle the appropriate response

- 1. Are any changes proposed to the interior? YES NO
- 2. Is your property in the New London-Springfield Water Precinct? YES NO
- 3. Is your property on a septic system? YES NO
- 4. Is your property connected or to be connected to Town Sewer? YES NO
- 5. Does the project involve a multi-family (3 or more units), commercial or Industrial site, or change in use? YES NO
- 6. Is the building footprint going to be changed? YES NO
- 7. Is the property classified as being under Current Use? YES NO
- 8. Is your property subject to a Conservation/Preservation Easement? YES NO

TOWN OF NEW LONDON
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FEB 26 2019
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TOWN OF NEW LONDON, NH
Building Permit Application

BP # 19-002 *
 PID # 1696 *
 *(to be assigned by staff)

Type of Improvement (check all that apply)

<input checked="" type="checkbox"/> Interior improvement	<input type="checkbox"/> new single family dwelling	<input type="checkbox"/> non-residential (commercial or industrial)	<input type="checkbox"/> manufactured home	<input type="checkbox"/> boathouse
<input checked="" type="checkbox"/> garage, barn or other improvement	<input type="checkbox"/> new two-family dwelling	<input checked="" type="checkbox"/> change of building footprint	<input type="checkbox"/> pre-site housing	<input type="checkbox"/> other (please describe):
<input type="checkbox"/> shed	<input type="checkbox"/> new multi-family dwelling (3 or more units)	<input type="checkbox"/> exterior improvements with no change in building footprint (new roof, new siding, new windows, etc.)	<input checked="" type="checkbox"/> relocation of Structures on the property 3ft away from reference line per NHDES	
<input type="checkbox"/> demolition	<input type="checkbox"/> accessory dwelling unit (ADU)	<input type="checkbox"/> ADA improvements	<input checked="" type="checkbox"/> energy-related Improvement (solar, geothermal or new generator)	
<input checked="" type="checkbox"/> living space over garage or other existing/detached building on the site	<input checked="" type="checkbox"/> plumbing, electrical, mechanical, heating or cooling systems new or upgrades	<input type="checkbox"/> temporary structure	<input type="checkbox"/> dock	

House 1700sqft x .25 = 425
 APP FEE = 50
 Imp area = 100
 575

Detailed description of the project, for example: "adding a two-story addition to an existing single-family house, existing building footprint is 2,300 square feet and new addition will add another 1,200 square feet." Be sure to include total new square footage added for each floor.

HSE 575
 GRG 521.25 = 1096.25
 Garage 1485 x .25 = 371.25
 APP 50
 IMP AREA 100
 571.25

Alteration and expansion of current structure to meet life safety, building, and current energy codes, and needed improvements to foundation, limited to standard 4 ft frost wall foundation. Expansion is less than 50% of existing structure. Structure will be relocated away from reference line by 3ft. per NHDES shoreland program. Will construct 1 1/2 story new garage, drive, septic system ~~and~~ in conforming zoning compliant location.

***NOTE: If solar array, please list size in terms of KW:

Total Estimated Cost of Construction (including groundwork): \$ 450,000



**TOWN OF NEW LONDON, NH
Building Permit Application**

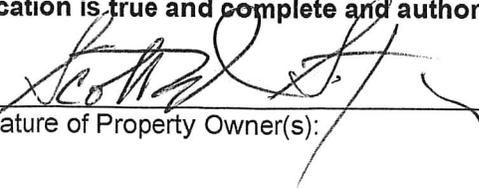
BP # 19-002 *
PID # 1696 *
(to be assigned by staff)

Information/Documents Needed to Process Building Permit

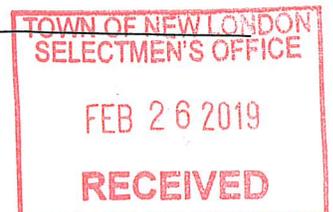
Please Initial Off All Items Submitted as Part of this Application

Document	Submitted by property owner	FOR OFFICE USE ONLY	
		Rec'd by staff	Notes
Complete Application	SMS	✓	
Signed Authorization Letter	NA		
Fees paid in full	SMS	✓	\$ 1096.25 @ # 159 1/8/19
Plot Plan of site (see example on page 6)	SMS	✓	
Floor Plans – square footage of each floor is listed, total new square footage proposed listed	SMS	✓	
PUC Energy Code #	SMS		
Estimated Cost of Work	SMS	✓	
Height (maximum) of building	SMS		
Septic System Approval #	SMS		
Town Sewer Approval	NA		
Driveway Town or State Approval	NA		
Current Use sketch	NA		
Erosion and Sedimentation Plan	SMS		
Floodplain Elevation Certificate	SMS		
ZBA Approval	NA		
Planning Board Approval	NA		
State of NH or Federal Permits	SMS		
Easement Documents	NA		
Asbestos Notification or statement of no asbestos	SMS		
Other:			

Applicant agrees that the proposed building project described above will conform to the New London Zoning Ordinance, as amended, and with all other requirements of law of the Town of New London and the State of New Hampshire. Further, the signer certifies that all information provided in support of this application is true and complete and authorizes inspection by town staff for purposes of this permit.

Signature of Property Owner(s): 

Date:





TOWN OF NEW LONDON, NH
Building Permit Application

BP # 19-002 *

PID # 11696*
(to be assigned by staff)

garage 50 + 250/sf + 100 imp. = 30x33 base x 1.5 stories = \$521.25 garage +

house 50 + (1700 x 250) - 425 + 50 = 475 house + 100 imp. surf. \$75.00 house

Physical Address: 112 Herrick Cove Lane Tax Map/Lot Number: 091-022-00
\$1,096.25

FOR OFFICE USE ONLY - Zoning Administrator Review

Zoning Districts/Overlay Districts R2 Shoreland overlay dist., Flood Hazard zone Pond overlay 50' buffer

ZBA History/Approvals/Denials:

PB History /Approvals/Denials: See file for DES Info.

Required Setbacks: Front 25 Side (A) 20/50 Side (B) 20/50 Rear 15 Corner Lot 25 50' Lake

Setbacks as shown on plot plan:

Front Side (A) Side (B) Rear Corner Lot

Other General Comments:

Flood Elevation Certificate:

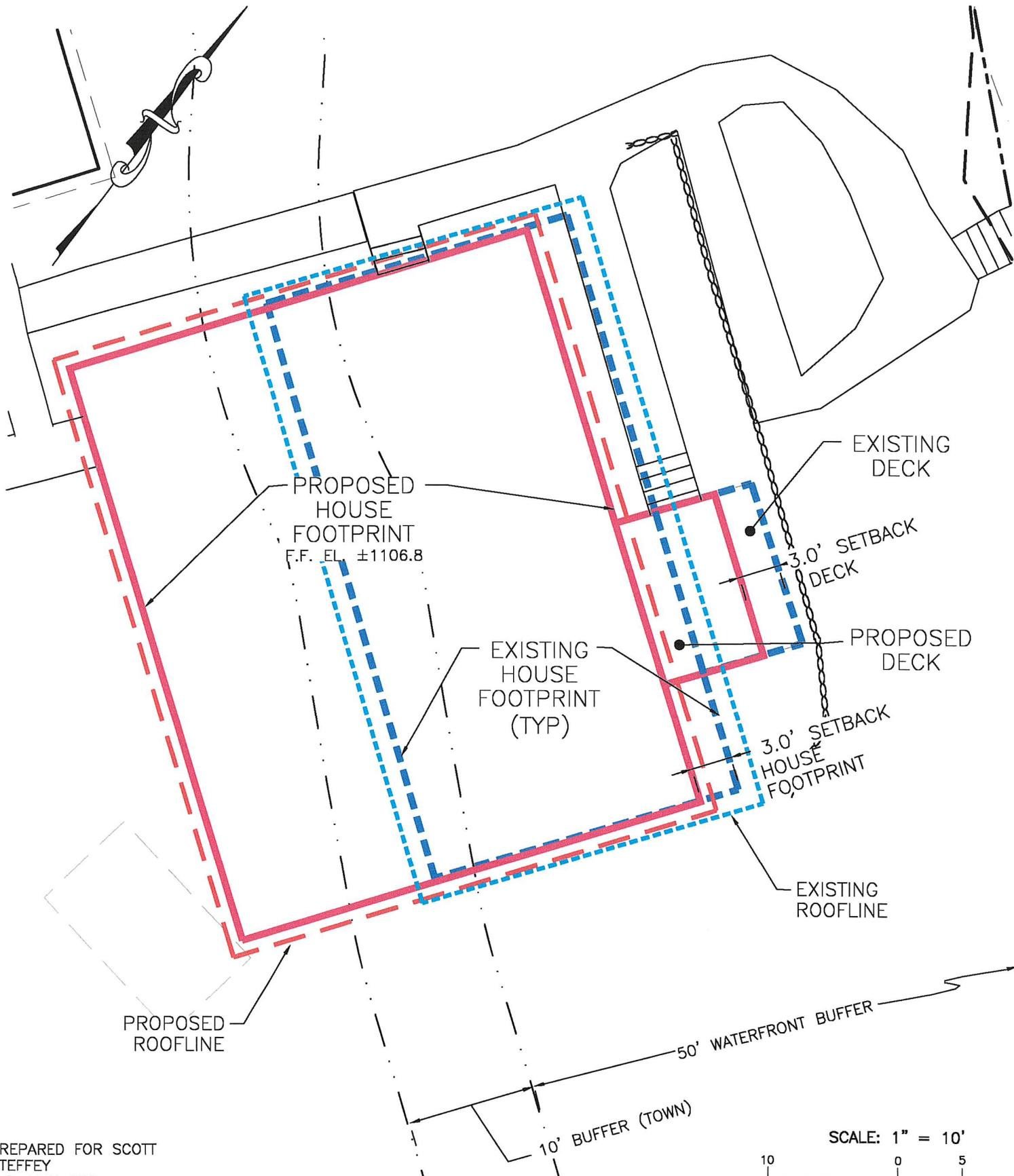
Fee calculation amount: \$1096.25
Date received: 1-8-2019
TOWN OF NEW LONDON
JAN - 8 2019
PLANNING & ZONING

FOR OFFICE USE ONLY

Approved Denied
Comments/Conditions: Per mtg w/ owner 1/8/19, going from ~ 1200 SF house to 1700 SF. Is doing a 4' frostwall foundation that may be crawl space.

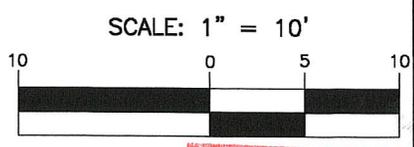
See letter re denial dated 2-6-19.

Signatures:
Zoning Administrator: [Signature] Date: 2/6/19
Town Administrator: [Signature] Date: 2/8/2019



PREPARED FOR SCOTT STEFFEY
 P.O. BOX 978
 HANOVER, NH 03755
 DATED JAN. 28, 2019
 SHEET 1 of 1

REVISED JAN. 29, 2019
 ADD EXISTING ROOFLINE



NEW LONDON
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FEB 26 2019

RECEIVED
 JOB# 18-133

TAX MAP 91 LOT 22
112 HERRICK COVE LANE
NEW LONDON, NH

EXISTING & PROPOSED
HOUSE
FOOTPRINT

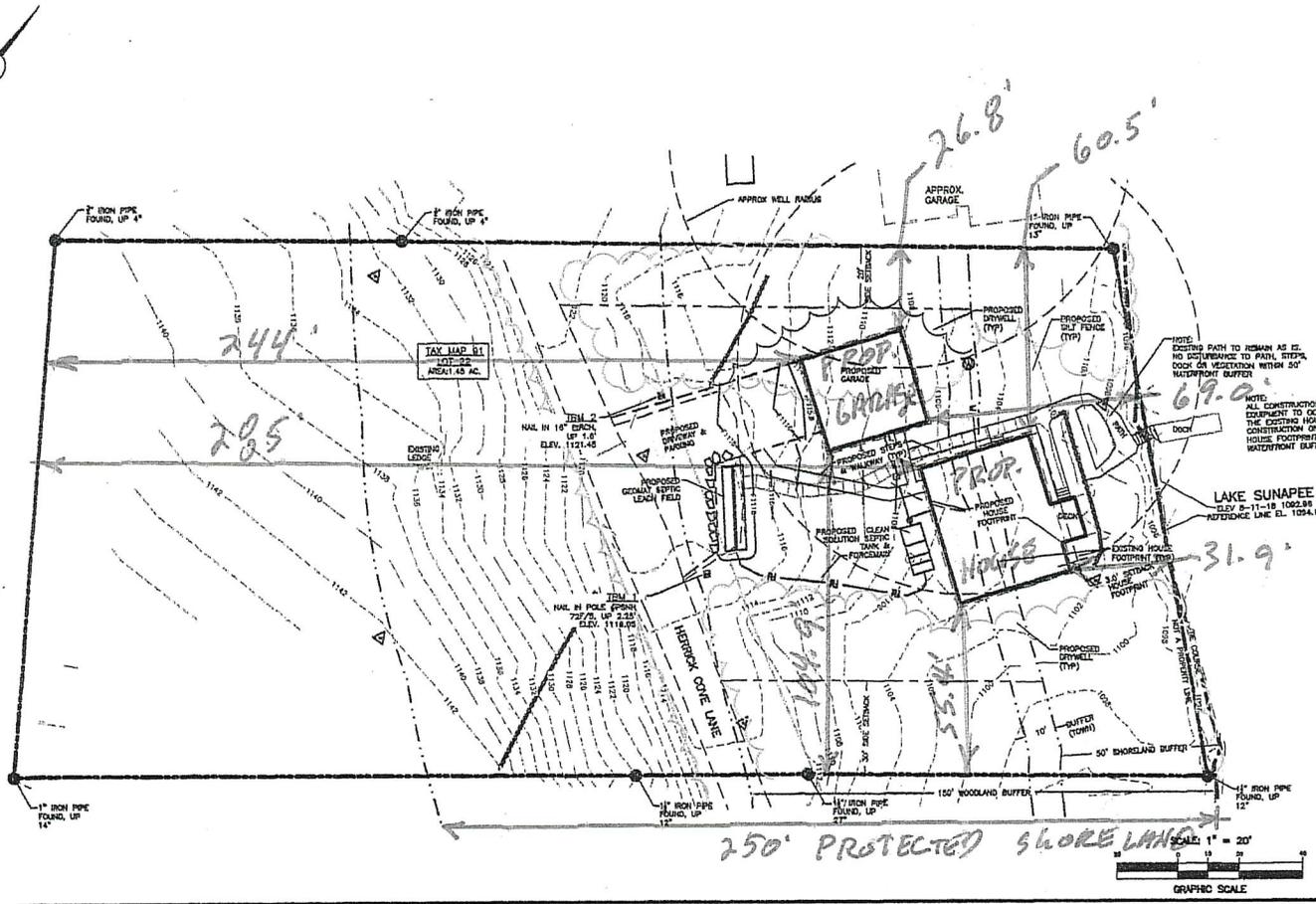
GREENLINE PROPERTY SERVICES, LLC
 54 NORTH ROAD SUNAPEE, NH
 greenline@myfairpoint.net
 603-304-8338

SHEET 1 of 1

- NOTES:
- OWNER OF RECORD:
SCOTT STEFFEY
P.O. BOX 878
HANOVER, NH 03755
 - TAX MAP 91 LOT 22, NEW LONDON, NH
LOT AREA: 1.45
MORD INV. SALES PG. 255
 - BOUNDARY LINES SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON CURRENT DEED AND EXISTING SURVEY INFORMATION.
 - THE INTENT OF THIS PLAN IS INSTALL NEW 4" PROTECTIVE FOUNDATION, MOVE THE EXISTING FOOTPRINT BACK 3' FROM REFERENCE LINE, EXPAND BEHIND THE 50' WATERFRONT BUFFER, CONSTRUCT GARAGE, DRIVEWAY, & NEW SEPTIC SYSTEM.

PLOT PLAN
FOR
BUILDING
PERMIT

12-5-18	MOVE BLDG. FOOTPRINT 3' BACK FROM REF. LINE
	REMOVE DRYWELL, MISC.
DATE	REVISION
TAX MAP 91 LOT 22 112 HERRICK COVE LANE NEW LONDON, NH CSPA SHORELAND COMPLIANCE PLAN	
PREPARED FOR	SCOTT STEFFEY P.O. BOX 878 HANOVER, NH 03755
SCALE: 1" = 20'	DATE: 9-5-2018
PROJ. NO. 18-133	SHEET 1 of 1
GREENLINE PROPERTY SERVICES, LLC 54 NORTH ROAD SUNAPEE, NH greenline@myfairpoint.net 603-304-5338	



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 FEB 20 2019



TOWN OF NEW LONDON
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FEB 26 2019
RECEIVED



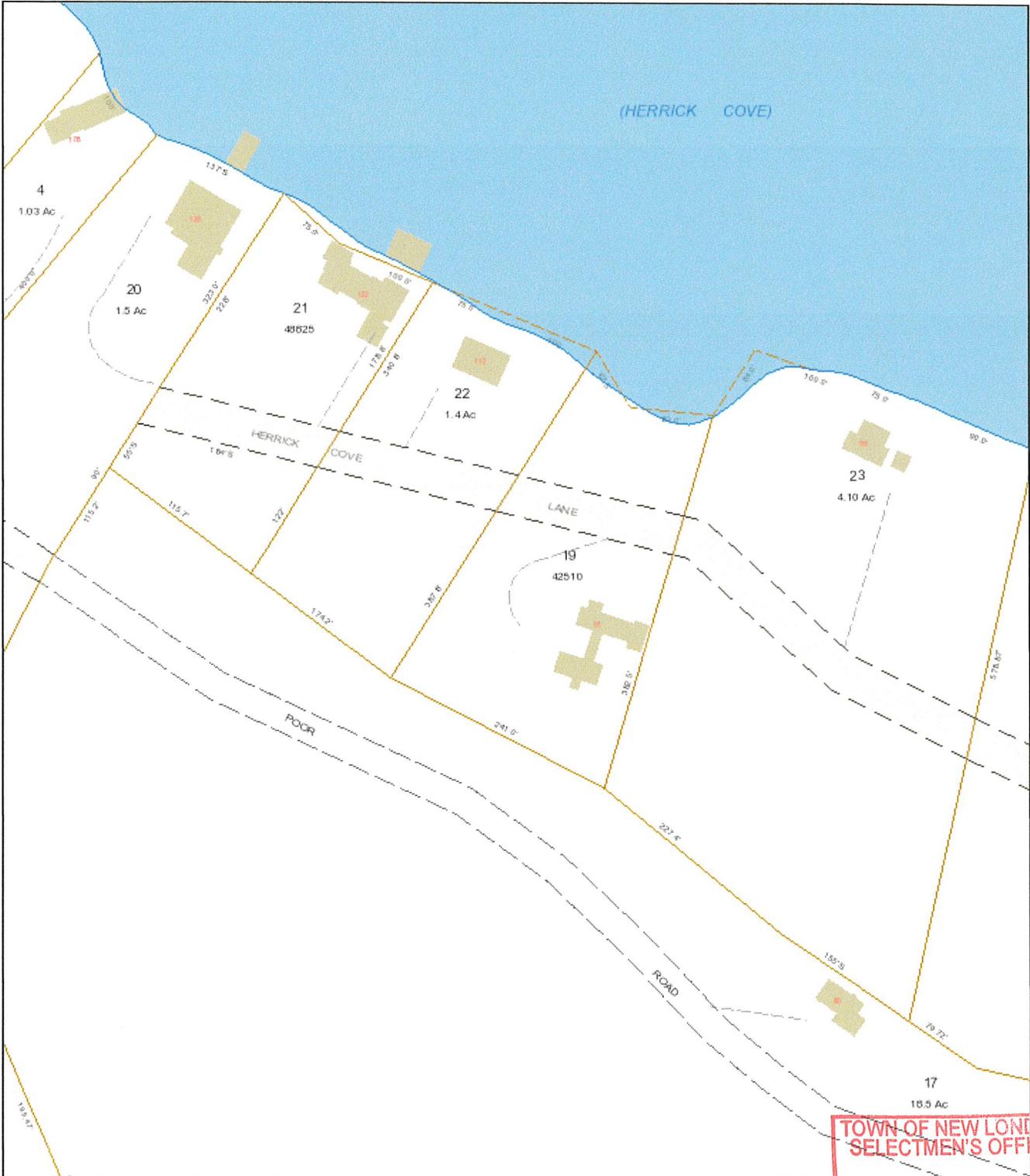
Tri Town, NH



February 26, 2019

1 inch = 134 Feet

www.cai-tech.com



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.

TOWN OF NEW LONDON
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FEB 26 2019
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Property Location: 112 HERRICK COVE LANE

MAP ID: 091/ 022/ 000/ /

Bldg Name:

State Use: 1013

Vision ID: 1696

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 09/27/2018 14:10

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
STEFFEY LVNG TRST SCOTT W STEFFEY TRUSTEE SCOTT W PO BOX 978 HANOVER, NH 03755 Additional Owners:		4 Rolling	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value
			6 Septic			RESIDNTL	1013	35,900	35,900
						RES LAND	1013	643,400	643,400
						RESIDNTL	1013	6,500	6,500
SUPPLEMENTAL DATA									
Other ID: 00091 00008 00000		Septic Infor		WORK #: 199707351 BDR					
ZONE		MP							
UTILITY		WF		175					
Ward		CONSERVA1							
Prec.									
ROADFF									
GIS ID: 091-022-000		ASSOC PID#							
						Total		685,800	685,800

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
STEFFEY LVNG TRST SCOTT W		3605/ 855	08/22/2018	Q	I	820,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
FITZGERALD SUSAN K TRUST		2909/ 379	07/10/2006	U	I		1U	2018	1013	35,900	2017	1013	35,900	2017	1013	35,900
FITZGERALD SUSAN K REVOCABLE TRUST		2847/ 629	12/01/2005	U	I		1U	2018	1013	643,400	2017	1013	643,400	2017	1013	643,400
FITZGERALD JEAN MARIE & SUSAN		2068/ 219	08/29/1997	U	I	300,000	1A	2018	1013	6,500	2017	1013	6,500	2017	1013	6,500
BETTISON, A MORSE & ANN E						0										
						Total:		685,800	Total:	685,800	Total:	685,800	Total:	685,800	Total:	685,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
							0	0
							0	0
							0	0
Total:							0	0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
16/A				

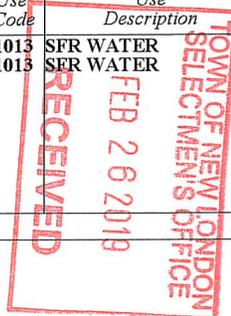
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	34,300
Appraised XF (B) Value (Bldg)	1,600
Appraised OB (L) Value (Bldg)	6,500
Appraised Land Value (Bldg)	643,400
Special Land Value	0
Total Appraised Parcel Value	685,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	685,800

NOTES									
2015: INTERIOR IS CAMP STYLE OPEN STUD WITH EXPOSED ROOF JOISTS, NO CEILINGS MIN KITCH WITH OD FORMICA TOPS									

BUILDING PERMIT RECORD								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
01-081	08/09/2001	RS	Residential	0	05/06/2002	100	04/01/2002	REPLACE DECK

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
08/04/2015			RE	M	MEASURE
08/31/2014			NB	FR	IN FIELD REVIEW
08/24/2010			NB	FR	IN FIELD REVIEW
08/16/2006			AR	AC	ADMIN DATA ENTRY
08/23/2002			MT	CV	CHANGE IN VALUE (HE)

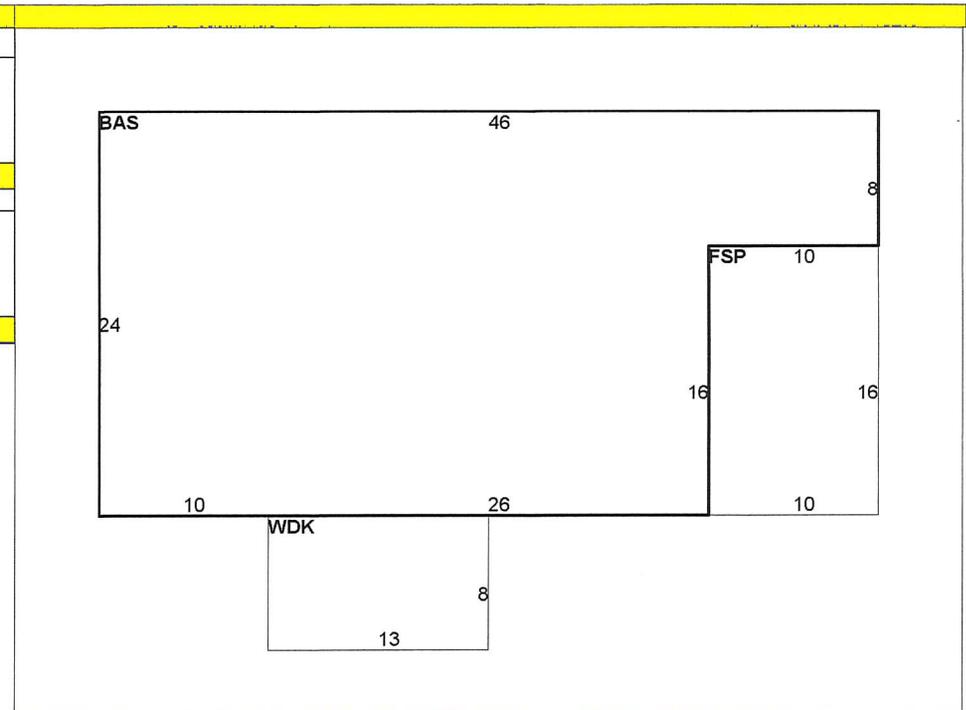
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1013	SFR WATER	R2				43,560 SF	1.99	1.0000	4	1.0000	0.97	16	7.50	lack wff		1.00	14.48	630,700
1	1013	SFR WATER	R2				0.45 AC	5,000.00	1.0000	0	1.0000	0.75	16	7.50	TOPO		1.00	28,125.00	12,700
Total Card Land Units:							1.45 AC	Parcel Total Land Area: 1.45 AC							Total Land Value:			643,400	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
Design/Appeal	03		Average				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	01		Wall Brd/Wood				
Interior Wall 2	02		Minim/Masonry				
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	01		Coal or Wood				
Heat Type	01		None				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	4		4 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

MIXED USE		
Code	Description	Percentage
1013	SFR WATER	100

COST/MARKET VALUATION	
Adj. Base Rate:	51.46
Net Other Adj:	0.00
Replace Cost	51,151
AYB	1956
EYB	1981
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	33
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	67
Apprais Val	34,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME	8X14	L	112	20.00	2003		0		50	1,100
DCK1	DOCKS-RES T	6X24	L	144	75.00	2003		0		50	5,400
FPL1	FIREPLACE 1		B	1	2,400.00	1981		1		100	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	944	944	944		48,578
FSP	Screened Porch	0	160	40		2,058
WDK	Deck	0	104	10		515
Ttl. Gross Liv/Lease Area:		944	1,208	994		51,151



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