



Received in the Office of the City Clerk

Date: JAN 13 2021

Time: 1:13 PM

Received by: Deborah M. Pedercini

Fee: \$125

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR
THE APPLICATION WILL NOT BE PROCESSED.

1. Name of applicant: Spencer House LLC
2. Name of property owner (if different): North Adams American Legion
3. Name of legal counsel (if appropriate): Ethan Klepitar Hellman Shuren & Aronoff
4. Address of project: 91 American Legion Drive
5. Zoning district(s) of project: Central Business District
6. Use classification of project (consult use schedule): SPP
7. The record title to project address stands in the name(s), address(es): North Adams American Legion

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 00662 Page 236

**A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR
THE APPLICATION TO BE PROCESSED.**

8. Type of special permit:

a. Use permits:

- ☐ Nursery schools/day care
- ☐ Theaters, taverns
- ☐ Shopping centers
- ☐ Industrial uses
- ☐ Solid waste facilities
- ☐ Research, experimental and testing laboratories
- ☐ Other: _____

b. Site plan approval:

- ☒ A change of use
- ☐ A change of land use
- ☐ New construction
- ☐ Addition to an existing use of a building or structure greater than 200 square feet
- ☒ Other: Modification of an existing building greater than 200 sq Ft

9. If the site plan approval is required:

- ☐ Site plan materials are attached with application. See application checklist.
- ☐ Narrative is attached. See attached checklist for criteria to be explained within narrative.
- ☐ Please check here if the property in any district* will be creating or maintaining more than ten (10) new parking spaces. If yes, please provide detailed parking plan pursuant to Section 6 "Off Street Parking" in the North Adams Zoning Ordinance.
- ☐ Please check here if the proposed project will require additional signage. Please provide color elevation renderings of proposed signage. Please note if the dimensions, setback, duration, scale, or components of the signage will require a special permit by the Zoning Board of Appeals.
- ☐ Please check here if any part of the new construction will be sited within two hundred (200) feet of a river.** If yes, please provide a drainage plan for the site that ensures that safe runoff into catch basins, culverts, swales, etc.

10. Determination of applicability from the Conservation Commission is:

- ☐ Attached
- ☐ In progress. Hearing is scheduled for: _____
- ☐ Not required. Please explain why: _____

11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? _____ If yes, request was filed (date): _____

12. Are there other boards to which this proposed project would be providing information? If yes, please list board and date of hearing/meeting: _____

13. Would you be willing to add a bike rack to the exterior of your business? _____ If yes, please show on your site plan where the bike rack would be located.

Demetrius P. DeSisto ADJ.
Signature of Property Owner (REQUIRED)
Application will not be processed without it.

Heather Anello pres
Signature of Applicant

1/8/21
Date

Heather Anello
Printed Name

413 212 2325
Phone Number

215 Johnson Hill Rd. Washington, MA 01223
Address of Applicant

*Excluding CBD districts

**A river is defined as any natural flowing body of water that empties to any ocean, lake, or other river and which flows throughout the year. For additional information, please consult the Office of Community Development for information on the "Rivers Protection Act", Chapter 258, MGL c.131 40.

Canna Corner North Adams 2021-2022



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Canna Corner Contact List/Designated Representatives

Name	Role	Phone	Email
Heather Anello	Chief Executive Owner	(413)212-2325	Heather@thespencerhousellc.com
Glenn Posey	General Manager	(860)884-5867	Glenn@thespencerhousellc.com
Casey Nothe	Chief Compliance Officer	(907)750-7126	Casey@thespencerhousellc.com
Laurie Gloster	Assistant General Manager	(413)883-7916	Laurie@thespencerhousellc.com

Hours and Days of Operation

Canna Corner anticipates the following hours of operation, in accordance with all local and state laws and regulations.

Days	Time
Sunday – Saturday	10:00 AM-7:00 PM

Purposed Use of Building

Canna Corner is dedicated to building and nurturing a successful, professional, and symbiotic partnership with North Adams Residents, Local Officials, and Community Members. This partnership is nurtured through consistent communication and transparency.

With these goals in mind and in accordance with the City of North Adams Marijuana Adult Use Bylaws dictated in Section 10.12. Licensed Marijuana Establishments and 935 CMR 500.000 Adult Use of Marijuana, Canna Corner has detailed all activities that will occur on site. These include all provisions for the delivery of Marijuana and related products to Canna Corner.

The following activities will be the primary actions taking place during the operational cycle:

1. Recreational Retail Marijuana Sales
2. Wholesale Marijuana Product Deliveries
3. Marijuana Product Labeling
4. Safety & Security

Delivery Information

Canna Corner will receive wholesale Marijuana deliveries from other licensed Marijuana Establishments. The Marijuana product will be inventoried, labeled, and made available for sale to consumers above the age of 21.

Wholesale Marijuana deliveries will occur during hours of non-operation to minimize security risks. There will always be at least 2 security agents, an Inventory Manager, and an Operations Supervisor on site to conduct delivery operations. All actions will be recorded and stored for a minimum of 90 days on the Network Video Recorder (NVR).

Canna Corner expects to receive deliveries on a weekly or bi-weekly basis according to retail turnover.

Rubbish Removal Details

Canna Corner will utilize a third-party Rubbish Removal Company. All waste will be secured inside the building at all times, in an area that is recorded on high-definition video at all times. The designated secured waste area and waste collection container will always remain locked, unless being removed by the removal company.

A member of the Canna Corner team will be present for all waste removal. This process will occur monthly, or more frequently if deemed necessary, and every step of the process will be recorded and stored for a minimum of 90 days on the Network Video Recorder.

Exterior Signage Details

Canna Corner intends to utilize a free-standing sign in the following design, located at the sidewalk entrance leading to the main entrance door, at a size of approximately 3ft by 3ft.



Parking Lot

Canna Corner plans on utilizing the two existing parking lots that belong to the property, the North Lot and the South Lot.



The North parking lot is located on the northern most part of the property. This parking lot consists of 8 parking spaces, to be utilized by customers only. There will be two (2) designated handicap parking spaces that will be properly marked and enforced by our security team.



The second parking lot is located on the south side of the property and consists of 45 parking spaces. This parking lot will be utilized as overflow parking for customers, as well as parking for employees and access to our delivery area for licensed wholesale deliverers and armored car services.



Traffic Study

Due to the location of the building in the Commercial Business District, we feel that a traffic study is not applicable.

CANNA CORNER NORTH ADAMS

Sales Floor

Sq ft – 444

- Customers will enter this area to view display products and talk with Agents.
- Customers will enter through the Main Entrance and exit through the North-western door.

Register Transaction Area

Sq ft – 112

- Customers will purchase products from this area.

Inventory Room

Sq ft – 459.75

- Deliveries, product labeling, and inventory procedures will occur in this area.
- This is a Limited Access Area only accessible by registered Agents.
- A stainless-steel table will be added for Marijuana Products
- Sinks will be installed for employee usage prior to handling Marijuana Products

Inventory Vault

Sq ft - 182

- The Inventory Vault will be the location for all stored Marijuana and Marijuana Products.
- This will be a Limited Access Area only accessible to Registered Agents.

Hallway

Sq ft - 276

- The Hallway will be accessible from the Inventory Room and lead to the employee bathroom.

Bathroom

Sq ft - 151

- The Bathroom will be retrofitted to a single use, gender neutral bathroom for employee use only.

Office

Sq ft - 116

- The former Coatroom will be changed to office space for Canna Corner Management and staff.

Overhang

Sq ft – 12

- A small overhang will be affixed above the Main Entrance Doorway.
- Exterior floodlights will be affixed to the Overhang with security cameras.

Walkway

- A 4 Ft walkway will be installed leading from the porch to the parking lot.

New Construction

- The new construction area is highlighted in yellow
- A Main Entry Doorway will be added to the Northern Wall leading to the Sales Floor
- The North Eastern door will be the exit for the Sales Floor
- A Countertop will be added to the Sales Floor
- A wall will be added behind the Countertop enclosing the Register Transaction area
- A wall will be added at the Eastern section of the Banquet Room to make a new hallway
- A doorway will be added to the bathroom; the women's bathroom will be retrofitted as a single use, non-gendered lavatory
- A wall will be added to block off the Corridor from patrons of the American Legion and Canna Corner
- The exit from the Banquet Room leading to the Lounge will be walled off
- The Coatroom will be retrofitted for office space
- A security system will be installed throughout the facility to ensure that identifiable and reference views for each room are maintained.



Awning and new Door

Security Camera

American Legion
Post 125

Emergency Flood Lights
above new doorway

Security Camera

Security Camera

Free-standing sign
with Logo



Northern Berkshire - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/30/2020 1:19:34 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
6620236	DEED		00662/236	11/05/1974	1.00
Property-Street Address and/or Description					
AMERICAN LEGION DRIVE					
Grantors					
NORTH ADAMS CITY OF					
Grantees					
STILES FRANK R POST NO 125, AMERICAN LEGION INC					
References-Book/Pg Description Recorded Year					
00555/354 MTG 1960					
Registered Land Certificate(s)-Cert# Book/Pg					

6000 662 pg 236

THE CITY OF NORTH ADAMS, a municipal corporation, located in Berkshire County, Massachusetts, in consideration of ONE DOLLAR (\$1.00) paid, grants to the FRANK R. STILES POST NO. 125, AMERICAN LEGION, INC., whose post office address is American Legion Drive, in said North Adams, with QUITCLAIM COVENANTS a parcel of land situated on the West side of American Legion Drive in said North Adams, bounded and described as follows:-

Beginning at a point on the West line of American Legion Drive at the Northeast corner of the American Legion, Inc.;

Thence South 71° 06' 27" West, one hundred one and ninety-seven one-hundredths (101.97) feet along the North line of land of American Legion, Inc. to the East line of the Flood Control Taking owned by the City of North Adams;

Thence North 11° 43' 22" East, nine and ninety-seven one-hundredths (9.97) feet along the East line of the Flood Control Taking to a point;

Thence North 8° 53' 28" West, sixteen and sixty-seven one-hundredths (16.67) feet along the East line of the Flood Control Taking to the southwest corner of land of one Fred Lieberman,

Thence North 71° 06' 27" East, eighty-seven and six one-hundredths (87.06) feet along the South line of said Fred Lieberman to a point on the West line of American Legion Drive and the southeast corner of said Fred Lieberman;

Thence South 34° 23' 43" East, twenty-five and ninety-four one-hundredths (25.94) feet along the West line of American Legion Drive to the point and place of beginning.

The above-described parcel contains about 2,333 square feet and is a portion of that land deeded to the City of North Adams on May 12, 1958 and recorded in Book 534, Page 435, also deed dated August 31, 1962 and recorded in Book 571, Page 187 in the Northern Berkshire Registry of Deeds in Adams, Mass., and is more particularly shown upon a plan entitled "City of North Adams, Mass., American Legion Drive, Proposed Land Sale to Frank R. Stiles Post No. 125, American Legion, Inc., Scale 1" = 40', March, 1974, Genesio A. Breda, City Engineer," which plan is made a part hereof, and filed herewith.

Reserving to the said City of North Adams, drainage, water, and sanitary sewer easements in and across said parcel, together with the right to enter upon said premises to maintain, repair or relay the same and their appurtenances.

This conveyance is made upon the condition that no buildings or other structures shall be erected on the above described parcel.

The provisions of General Laws, Chapter 44, Section 63A, have been fully complied with.

IN WITNESS WHEREOF, the City of North Adams has caused this deed to be signed, sealed and delivered in its name and behalf by Joseph R. Bianco,

662 n 237

Mayor, under the authority of Paper No. 7815 passed by the North Adams City Council on April 23, 1974, this 31 day of October, 1974.

THE CITY OF NORTH ADAMS

By Joseph R. Bianco
Its Mayor

THE COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

October 31, 1974

Then personally appeared the above named Joseph R. Bianco, Mayor and acknowledged the foregoing instrument to be the free act and deed of the City of North Adams, before me,

James A. Bowes
JAMES A. BOWES - NOTARY PUBLIC
My commission expires Sept. 17, 1976.

Boston & Maine Railroad

N34°25'13"W 308.68'

Frank R. Stiles Post No. 125
American Legion, Inc.

S42°15'11"W
91.47'

P=29.45'
L=41.65'

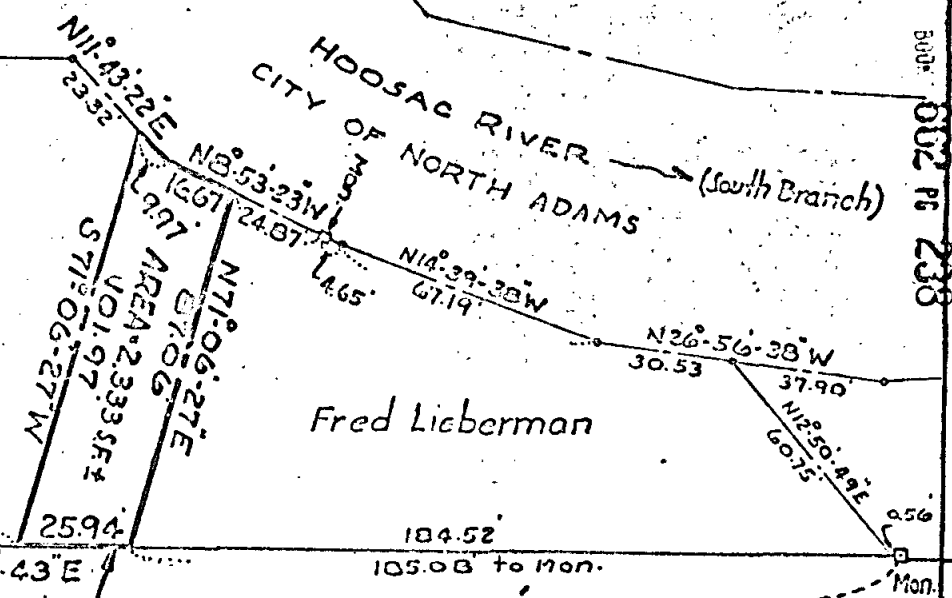
52.35'

253.69'

S34°23'43"E

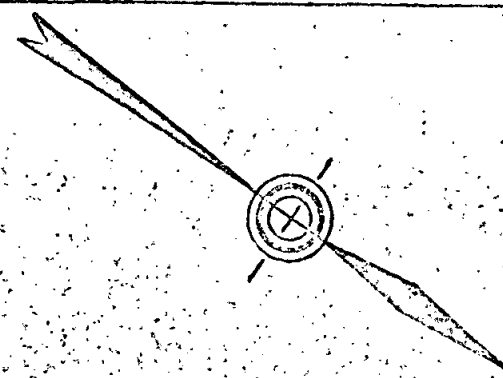
517.06 Mon. to Mon.

AMERICAN LEGION DRIVE



CITY OF NORTH ADAMS, MASS.
AMERICAN LEGION DRIVE
Proposed Land Sale

TO
Frank R. Stiles Post No. 125
American Legion, Inc.
Scale 1" = 40' March, 1974
Genesio A. Breda, City Engineer
Drawn By W. Konopka



Passed By City Council April 23, 1974
Council Paper No. 7815
Attest: Margaret J. Mason
City Clerk

Received & entered for record
November 5, 1974 10 H 57 M PM

December 4, 2020

TO: FRANK R. STILES POST NO. 125, THE AMERICAN LEGION, INC.,
owner of record
91 American Legion Drive
North Adams, MA 01247

FROM: Spencer House LLC

Re: Proposal to lease space at 91 American Legion Drive, North Adams, MA 01247

To the President of FRANK R. STILES POST NO. 125, THE AMERICAN LEGION, INC.,

We are pleased to present this proposal to lease space, subject to the following and a mutually acceptable Definitive Lease Agreement.

Premises:	91 American Legion Drive, North Adams, MA 01247
Landlord:	FRANK R. STILES POST NO. 125, THE AMERICAN LEGION, INC,
Tenant:	Spencer House LLC, or its designee
Leased Premises:	The premises known as the North Adams American Legion and numbered as 91 American Legion Drive, North
Use:	Operating a cannabis retail and consumption café facility pursuant to Massachusetts Cannabis Control Commission licenses.
Lease Term:	Five (5) years with option to renew on same terms for additional five (5) years.
Lease Contingency:	The Lease, even if executed in January 2021, shall be made expressly contingent upon Tenant's receipt of a Community Host Agreement, Special Permit from North Adams, and issuance of a Provisional License by the Massachusetts Cannabis Control Commission to operate an adult-use cannabis cultivation and retail facility at the Premises.
Rent Commencement:	Rent shall commence upon Tenant's start of construction or Tenant requests that Landlord cease booking events at the Premises.


Rental Rate:	<p>\$1,000.00/month upon Tenant's start of construction or Tenant requests that Landlord cease booking events at the Premises.</p> <p>\$2,000.00/month upon Tenant's start of operations and for the two years following commencement of operations.</p> <p>\$2,500.00/month for the remainder of the Lease term.</p>
Renovations and Insurance:	Tenant responsible for all costs of renovations related to Tenant's intended use and for all costs of insurance related to Tenant's operations.
Assignment and Subleasing:	Tenant shall not be permitted to assign or sublease the Lease, in whole or in part, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or denied.
Condition of Premises:	Tenant to occupy the space as per Appendix A attached hereto.
Utilities:	Tenant will pay for all additional utilities including heat, electric, water, sewer etc. caused by Tenant's use of the Premises.
Access:	Tenant shall have 24 hour a day, 7 days a week access to the leased premises.
Parking:	Tenant will have the right to full and unfettered, but non-exclusive, use of the entire parking lot. Landlord agrees to ensure that the number of parking spaces available to Tenant shall at minimum satisfy the minimum required spaces pursuant to the Town of North Adams.
Signage:	Signage can be placed on the entryway and egress ways of the building.
Build out:	All build out costs will be paid by the Tenant

This Letter of Intent becomes binding upon execution by both Tenant and Landlord and shall remain until such time that both parties sign a mutually acceptable Definitive Lease Agreement.

Should this proposal be acceptable to you, please acknowledge by signing below and returning to our offices whereby we will instruct our legal counsel to prepare a lease document.

Date: 01/08/2021


Agreed to:
Tenant



Heather Anello, Manager
Spencer House LLC

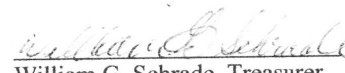
Date: 1-8-2021

Agreed to:
Landlord



Thomas Lussier, President
Frank R. Stiles Post No. 125,
The American Legion, Inc.

Date: 1-8-2021



William G. Schrade, Treasurer
Frank R. Stiles Post No. 125,
The American Legion, Inc.

151 0 46
Map Block Lot1 of 1 COMMERCIAL
CARDTOTAL ASSESSED: 398,000
!1929!

City of North Adams

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
01/14/21	09:01:12

LAST REV

Date	Time
10/29/18	10:24:30

kbriggs

1929

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		AMERICAN LEGION DR, NORTH ADA

OWNERSHIP

Owner 1:	AMERICAN LEGION POST HOME			
Owner 2:				
Owner 3:				
Street 1:	91 AMERICAN LEGION DR			
Street 2:				
Twn/City:	NORTH ADAMS			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	01247	Type:		

PREVIOUS OWNER

PROPERTY OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains .85 ACRES of land mainly classified as FUNCTION HAL with a(n) NIGHT CLUB Building Built about 1960, Having Primarily STUCCO Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
954	FUNCTION H		37026		SQUARE FESITE			0	3.49	1.040	CG									134,410						134,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
954	251,600	12,000	0.850	134,400	398,000		
Total Card	251,600	12,000	0.850	134,400	398,000	Entered Lot Size	
Total Parcel	251,600	12,000	0.850	134,400	398,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	48.98	/Parcel:	48.98	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	954	FV	251,600	12000	.85	134,400	398,000	398,000	Year End Roll	12/16/2020
2020	954	FV	244,500	10900	.85	134,300	389,700	389,700	Year End Roll	12/30/2019
2019	954	FV	242,100	10800	.85	133,000	385,900	385,900	Year End Roll	1/4/2019
2018	954	FV	242,100	10800	.85	133,000	385,900	385,900	Year End Roll	1/2/2018
2017	954	FV	239,800	10700	.85	131,700	382,200	382,200		11/7/2016
2016	954	FV	251,500	500	.85	131,700	383,700	383,700	year end	12/3/2015
2015	954	FV	251,500	500	.85	131,700	383,700	383,700	Year End Roll	12/18/2014
2014	954	FV	251,500	500	.85	131,700	383,700	383,700		10/7/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	718-661		3/6/1990			No	No			
	442-83		1/31/1983			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/29/2018	33322	MANUAL	1,000					FIRE DAMAGE REPAIR
6/5/2012	30948	MANUAL	2,000	C				8 X 12 SHED
3/14/2008	29160	MANUAL	7,000	C				FIRE ALARM SYSTEM
10/12/2004	27865	MANUAL	25,000	C				REDUCT NEW AIRCOND
9/10/2004	27831	MANUAL	57,500	C				ROOF
9/29/2000	26271	MANUAL	1,340	C				FIRE SYS
4/1/1990	22862	MANUAL		C				SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2015	MEAS+INSPECTD	119	S. KONIECZNY
6/6/2013	PERMIT INSPE	247	RAV

Sign: _____

Total AC/HA: 0.85000 Total SF/SM: 37026.00 Parcel LUC: 954 FUNCTION HAL Prime NB Desc: COMM GD

Total: 134,410 Spl Credit: Total: 134,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

jlincour

2022

Type:	70 - NIGHT CLUB		
Sty Ht:	1	-	1
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	6 - STUCCO		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:	IVORY		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	9	Rating:	AVERAGE

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Grade:	C+ - AVG(+)
Year Blt:	1960
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Avg H/F/L:	10		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	14	- ASPHL TILE	
Sec Floors:			%
Bsmnt Flr			

Phys Cond:	AG - Avg-Good	45.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

Basic \$ / SQ:	57.00
Size Adj.:	0.87306178
Const Adj.:	0.96902019
Adj \$ / SQ:	48.223
Other Features:	22044
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	456263
Depreciation:	205318
Depreciated Total:	250945

AMERICAN LEGION POST #125 O=10% N.A.

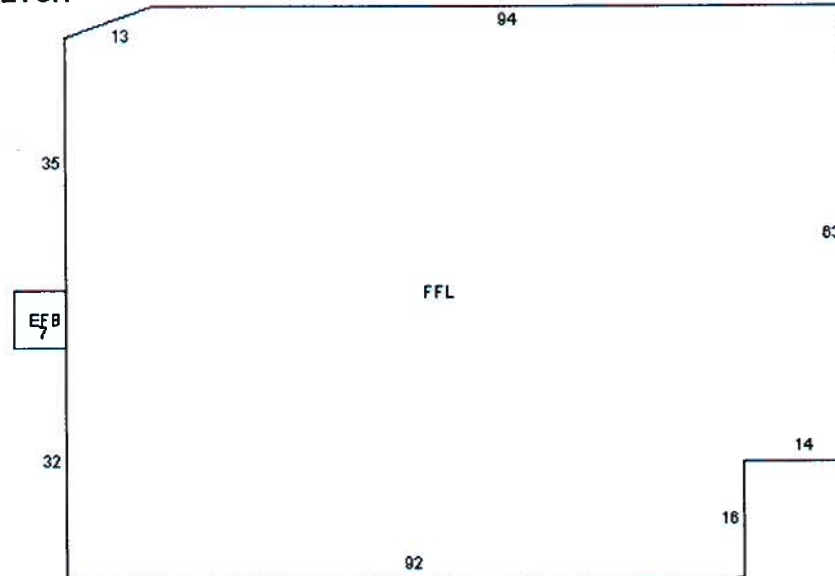
1st Res Grid	Desc:										# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:			Baths:			HB:3				

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
Totals				

[illegible]

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	SHED/FR	D	Y	1	18X12	A	AV	2012	8.00	T	8	954			700		700
81	COOLER	M	S	1	18X8	A	FR	1960	20.00	T	45	954			700		700
88	FENCE-6	D	Y	1	52	A	AV	2000	12.00	T	20	954			500		500
77	LITE-SIN	D	Y	2	1	A	AV	1990	700.00	T	30	954			1,000		1,000
85	PAVING	D	Y	1	14400	A	FR	1960	1.50	T	54.8	954			9,800		9,800



Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	8,126	48.220	391,859
EEP	ENCL PORCH	56	15.750	882

	Sub	%		%	Qu	#
59	Area	Usbl	Descrip	Type		Tenn

Net Sketched Area: 8,182		Total: 392,741	
Size Ad	8126	Gross Area	8182
		FinArea	8126

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:	12.000
-------------------	--------

Total Special Features:	700
-------------------------	-----

Total:	12,700
---------------	--------