BOUTIN LOWMAN PLLC

Jonathan M. Boutin
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Admitted in New Hampshire and Massachusetts

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Admitted in New Hampshire

Dyan J. Lowman
dlowman@boutinlaw.com
Admitted in New Hampshire and Massachusetts

November 21, 2024

Sullivan Zoning Board of Adjustment
452 Centre Street
PO Box 110
Sullivan, New Hampshire 03445

Re: 0 Centre Street, Sullivan
Parcel 000003 / 000130

Gentlemen:

This office represents James Huddleston, owner of parcel 000003 / 000130. Mr. Huddleston recently applied for a driveway permit to access his property through an already-existing easement. The application was denied because the lot in question does not meet the zoning requirements per the Town's Ordinances in that it lacks a 200-foot roadway frontage.

Mr. Huddleston therefore files this application seeking to (1) appeal the denial of his driveway permit; (b) obtain a variance from the requirement that his driveway have direct access to a public road; and (c) obtain a variance from the 200-foot frontage requirement so that he can build on his lot. The frontage requirement is the only requirement under the Town's Ordinances that the lot does not meet, and the driveway would be built in an already-existing easement.

Regarding the notification requirements of the Application for Variance, the lot is owned free and clear with no mortgages or liens attaching to it; and there are no wetlands or waters on the property that Mr. Huddleston is aware of.

In addition to nine copies of the application, we enclose our check in the amount of $85.00 ($35.00 plus 5 x $10.00). There is no photo available at this time; if it is required, we will obtain one. Currently, there is no number posted, as the lot is undeveloped.

Please contact this office if you have any questions or concerns regarding the application.

Very truly yours,

Jonathan M. Boutin

JMB/mh
Encls.
cc: Town of Sullivan Planning Board
James Huddleston

James Huddleston
1200 Elm Street, Apt.718
Manchester, New Hampshire 03101

November 20, 2024

Zoning Board of Adjustment
PO Box 110
452 Centre Street
Sullivan, New Hampshire 03445

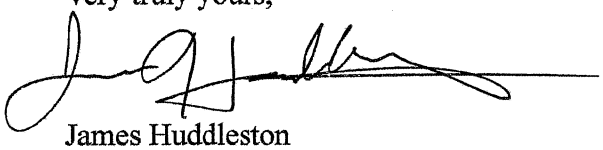
Re: 0 Centre Street
Map/Lot: 003-130-000
Application for Variance

Ladies & Gentlemen:

Please be advised that I am represented by Jonathan M. Boutin in this matter. Mr. Boutin is authorized to appear before the Zoning Board of Adjustment on my behalf.

Thank you for your attention to this matter.

Very truly yours,



James Huddleston

Sullivan Hew Hampshire Zoning Board of Adjustment (ZBA)
452 Centre St, PO Box 110, Sullivan, NH 03445
Tel. (603) 847-3316 | Fax (603) 847-9154 | e-mail sullivantownclerk@myfairpoint.net

VARAP 03

ZBA use only:
Date Filed at Town Hall: _____, Date Rec'd by ZBA: _____, Signed (ZBA) _____,

APPLICATION FOR A VARIANCE
(Including Equitable Waiver per RSA 674:33-a)

Name of applicant: James Huddleston

Address: 1200 Elm Street, Apt.718 / Manchester, NH 03101

Owner: SAME **, if same as applicant, write "same"**

Telephone Number (502) 762-4569 **, e-mail address** jhuddleston.contact@gmail.com

Location of Property: 0 Centre St., Sullivan, NH 03445 (003-130-000)
Street Address/location **Map Lot Sub-lot**

Note: This application is not acceptable unless all required statements and information have been provided. Additional information will be provided as necessary in well-organized attachments. A Variance is needed if specific physical and/or dimensional requirements of the Sullivan Community Planning Ordinance (CPO) cannot or will not be met by a proposed activity (i.e. building a barn, installing a septic system etc.).

1. A Variance is requested from the following Article, Section & Paragraph numbers of the CPO:

Ordinance III.C.4 | Driveway Regulation III

2. As Attachments, provide a detailed description/ analysis/ evaluation of how the proposed Activity will satisfy ALL of the Conditions and Criteria of Article VI, Section D of the CPO. (See RSA 674:33 for further clarification). If the applicant is seeking a Variance based upon "a Equitable Waiver of Dimensional Requirement", attach all documentation to prove that the applicant satisfies all of the requirements of RSA 674:33-a. It is highly recommended that the details of the proposed activity also include a "to scale" plat of the location and also carefully address the following common concerns:

- **A statement as to the current status of the property as conforming or non-conforming.**
- **If the property is currently non-conforming, describe the full extent of the current non-conformances including any previous official action(s) approving these non-conformances.**
- **The Variance will conform to Federal, State and local environmental regulations.**
- **All necessary permits for the proposed activity have been obtained or applied for. Attach copies of the applicable permits or applications. If no additional permits are necessary, state so.**
- **Provide detailed documentation regarding any structures which will be placed on the property.**
- **The Variance will not create excessive traffic, congestion or unsafe highway conditions.**
- **There are or will be adequate sewage and water facilities provided by the applicant.**
- **The Variance will not create any unnecessary Public Safety Issues.**
- **The Activity will be consistent with and preserve the attractiveness and rural character of the Town.**
- **If the applicant is not the owner of the property, the applicant must have the owner's notarized power of attorney to make this application.**

3. Provide a complete and accurate notification list (commonly called an abutters list). Failure to provide complete and accurate notification may result in an approval by the ZBA being nullified.

Reference Excerpt from NH State Statute: RSA 676:7

I. Prior to exercising its appeals powers, the board of adjustment shall hold a public hearing. Notice of the public hearing shall be given as follows:

(a) The appellant and every abutter and holder of conservation, preservation, or agricultural preservation restrictions shall be notified of the hearing by certified mail stating the time and place of the hearing, and such notice shall be given not less than 5 days before the date fixed for the hearing of the appeal. The board shall hear

all abutters and holders of conservation, preservation, or agricultural preservation restrictions desiring to submit testimony and all non-abutters who can demonstrate that they are affected directly by the proposal under consideration. The board may hear such other persons as it deems appropriate.

(b) A public notice of the hearing shall be placed in a newspaper of general circulation in the area not less than 5 days before the date fixed for the hearing of the appeal.

II. The public hearing shall be held within 30 days of the receipt of the notice of appeal.

III. Any party may appear in person or by the party's agent or attorney at the hearing of an appeal.

IV. The cost of notice, whether mailed, posted, or published, shall be paid in advance by the applicant. Failure to pay such costs shall constitute valid grounds for the board to terminate further consideration and to deny the appeal without public hearing.

The Town of Sullivan Notification List must contain the following information and shall be submitted as part of all Land Use applications. The list shall include all of the following for each Person/entity to be notified:

a. **The Relationship of the listed person/entity to this application.**
b. **The name(s) and mailing address and of the owners of all abutting properties, vacant or improved including the properties Map, Lot & Sub-Lot number. The name and address shall be that taken from the Town records not more than 5 days before the submission of the list.**
c. **The name and mailing address of all professionals whose seal appears on the plans being submitted as part of this application. (Surveyors, Engineers, Soil Scientists etc.)**
d. **The name and mailing address of all parties holding a mortgage or lien on the property.**
e. **The name and mailing address of all parties holding a conservation, agricultural preservation, or preservation restriction on the property or abutting property.**
f. **If the property includes or adjoins wetlands, streams or bodies of water the NH DES must be notified.**
g. **If the property abuts or crosses Town Line(s), the adjoining Town(s) must also be notified.**

The applicant will be pay a fee of $35.00 for placing the public notice in the newspaper and a fee of $10.00 per each person/entity on the notification list. Fees are payable when the application is submitted.

4. **The applicant is hereby placed on notice that:**
   - **Additional information, including expert advice and/or opinion(s), may be requested and required by the ZBA and the applicant will be required to provide this at the applicant's expense. Failure to comply with the ZBA request(s) may be grounds for the board to terminate further consideration and to deny the appeal.**
   - **Approvals may be conditional and require the applicant to meet specific conditions including obtaining approvals from other Sullivan Boards (i.e. Site Plan Approval, Building Permit etc.)**

5. **CERTIFICATION: I hereby certify that to the best of my knowledge this information provided in and with this application is valid and that there is no existing violation of the approved ordinances, codes, and/or regulations of the Town of Sullivan. I authorize the Members of the Board or their staff to enter onto my property for the purposes of this review.**

Applicant Signature

11/22/24
Date

James Huddleston, Owner
0 Centre Street, Sullivan
Parcel 00003 / 000130
Variance from Article III.C.4

NOTIFICATION LIST

Relationship	Map, Lot	Name	Address
Abutter	003-048-000	Leanne Horvath Oliver Horvath	641 Centre Street Sullivan, NH 03445
Abutter	003-047-000	James R. Whitney Pamela L. Whitney	39 Cider Mill Road Bedford, NH 03110
Abutter	003-053-000	Kevin P. Bohannon	571 Centre Street Sullivan, NH 03445
Abutter	003-130-001	Michael J. Mooney	557 Centre Street Sullivan, NH 03445
		Amie M. Ayotte Ronald C. Ayotte	87 Main Street Keene, NH 03431
Abutter	003-129-000	Michael Marquis Nancy Marquis	48 Pemberton Road Nashua, NH 03063

Application for Variance

James Huddleston, owner
0 Centre Street, Sullivan
Parcel 000003 / 000130
Variance from Ordinance Article III.C.4,
Driveway Regulations Article III

Petitioner James Huddleston is the owner of a 17-acre parcel at 0 Centre Street in Sullivan (Parcel 00003 / 000130). The parcel is now accessible solely through an easement running along the boundary of properties of Ayotte and Bohannon that lie between it and Centre Street; it is otherwise landlocked. The lot's frontage and the access easement is on the discontinued highway known as Cannon Road. The Town's Ordinances require 200 feet of frontage on a Class V highway or better (Art.III.C.4) in order to build on the parcel. The Driveway Regulations require that a "driveway" provide access from a public road to a dwelling.

Facts

The lot in question existed in its present state from at least 1967. See Cheshire County Registry of Deeds at Book 770, Page 17; and chain of title 1504/264, 1784/746, 3188/716. The lot therefore pre-existed the Town Ordinance that requires 200 feet of continuous frontage on a Class V road or better, which was adopted in 1989. It had formerly been accessed via Cannon Road, which was discontinued in 1941. The lot is now accessed over an easement which is the discontinued road that no longer meets the definition of a "driveway" per the Town's revised Driveway Regulations adopted in February 2022. The current easement access runs along the shared boundary of the abutting lots, between the subject parcel and Centre Street. (Although the lot is addressed as 0 Centre Street, it is not actually ***on*** Centre Street.)

On October 22, 2024, Mr. Huddleston submitted an application for a new driveway to the Town. It was denied on November 11, 2024. Mr. Huddleston now seeks (1) to appeal the denial of a driveway permit; (2) a variance from the driveway regulation requiring direct access to a public road; and (3) a variance from the frontage requirement in order to build a single-family home on his 17-acre parcel. The driveway application and denial are attached for reference as Exhibit A.

The frontage requirement and the direct access requirement are the only requirements under the Town's Ordinances and Regulations that the lot does not meet. If permitted, access would remain along the easement to Centre Street, which would become a new driveway.

Argument

<u>The purpose of the zoning ordinances</u>.

The construction of a home on Mr. Huddleston's lot would advance the purpose of the Town's Zoning Ordinances. It would promote the general welfare by adding a home to the Town and removing a lot from a current use status to a taxable residential lot. The 17-acre lot is a generous parcel on which to build a single home; it would sit very lightly on its land. It would create no

congestion, pollution, or other nuisance, and would likely raise rather than lower property values surrounding it by adding a desirable residence to its neighborhood.

The Town is authorized under RSA 674:33 to permit a variance from zoning regulations; Mr. Huddleston's proposed project meets the criteria for approval.

Unnecessary Hardship.

RSA 674:33 (I)(a)(2)(E) recognizes that literal enforcement of a zoning ordinance may impose an unnecessary hardship on a property owner and permits variances in order to promote practical justice.

RSA 674:33 I(b)(1) permits the granting of a variance if an "unnecessary" hardship would be worked by enforcement of the general ordinance due to special conditions of a property. In this case, the Huddleston parcel is landlocked and therefore lacks necessary frontage on a road. (Ordinances III.C.4.) It is accessed via an easement that is already established and in use, but per the Town's Driveway Regulations, enacted in 2022, can no longer meet the definition of a "driveway." (Regulations III.) Mr. Huddleston asks that a variance be granted from the frontage requirement and the direct access requirement so that the easement may be used as a driveway to a buildable lot.

There is no "fair" or "substantial" relationship between the general public purpose of the ordinance and its specific application to Mr. Huddleston's property. (RSA 674:33 I (b)(1)(A) and (B)) The parcel is long established and is already accessible over the easement; if a home were to be built on the parcel, the easement would not be overburdened in any way. The easement itself is fully adequate access to a single lot, as it consists of the roadbed of a formerly public road. The proposed use is eminently reasonable. In this case, the frontage requirement provides no substantial benefit to the general public, only serving to prevent Mr. Huddleston from building on his parcel.

RSA 674:33 I(b)(2) permits a variance in the case of a hardship worked by the special conditions of the property, in this case, because it is landlocked. It was not landlocked when the parcel was originally established. The road that once served it was discontinued in 1941, and the ordinance establishing the frontage requirement was enacted in 1989. The property at this time cannot be used for anything at all in strict conformance with the ordinance; a variance is therefore required in order to make any use of the property. Further, the vast majority of the lots surrounding the property have frontage on Centre Street (Lots 3-048, 3-047, 3-050, 3-052, and 3-053) and another has frontage on South Road (3-129). See attached blow-up of Sullivan Tax Map attached as Exhibit B. The sole abutting lot that does not have frontage on a Class V highway was granted a variance on September 15, 2008, for construction of a single-family residence, with the condition that the lot not be subdivided. See Tax Card for Lot 3-130-1, attached as Exhibit C. That is exactly the relief Mr. Huddleston seeks, and a single family home on a 17-acre parcel is entirely reasonable. It will not crowd the neighborhood; and it will not overburden the easement.

The building of a single home on a large lot could not be contrary to the public interest. The proposed project would meet every single other requirement of the Town's ordinances regarding setbacks, density, interior living space, and exterior dimensions. There is more than adequate room for a single septic system. The spirit of the ordinance is therefore entirely observed. (RSA 673:33 I(a)(2)(A and B). The Town could also require that a condition for any building permit would be to ensure adequate width along the easement and a turn-around location on the Huddleston lot in order to allow for fire and safety vehicles to access the lot.

Conversely, should the Board refuse Mr. Huddleston's application, substantial justice would be denied. There is literally no other way to develop this lot except by means of a variance. The Ordinances permit many kinds of development in that area, and it is surely the case that a single home would cause the least impact and contribute the most value to the immediate neighborhood, by ensuring minimum density and retaining open space. (RSA 673:33 I(a)(C and D).

In sum, the granting of the requested variances from the frontage and driveway requirements would advance the goals of zoning ordinances, would serve substantial justice, and would likely positively impact the value of the surrounding properties.

EXHIBIT
tabbies
A

Planning Board

P.O. Box 110
Sullivan, NH 03445

November 11, 2024

Jonathan M. Boutin
Boutin Lowman, PLLC
P.O. Box 1013
Meredith, NH 03253

Dear Mr. Boutin,

On behalf of the Sullivan Planning Board, I am responding to your letter of October 30, 2024. The letter was in regard to the parcel of land owned by James Huddleston (Lot #3-130-000) located off Centre Street. Your letter asked the Board to take action on the Driveway Permit Application of Mr. Huddleston which was attached. The letter further stated that Mr. Huddleston desires a building permit for his property. The letter also states that Mr. Huddleston has an access easement to reach his property by crossing the properties located at 571 Centre Street (#3-053-000) and 555/557 Centre Street (#3-054-000 and #3-130-001).

The Board discussed this matter at its meeting on November 6, 2024. While the application is complete, we noted some concerns. Firstly, the Sullivan Driveway Regulations define a driveway as a public or private roadway to allow vehicular access from a public road to a dwelling (Article III). Secondly, a dwelling (either existing or proposed) must be located on a lot that conforms to the specifications outlined in the Sullivan Community Planning Ordinance (especially, but not limited to Article III-C). One of those specifications is that the minimum frontage requirement for a lot is 200-foot "continuous and unbroken frontage on a Class V or better road." The Board is in agreement that the frontage requirement has not been met, thus we cannot proceed with driveway application at this time. The Board is also in agreement that its decision does not affect Mr. Huddleston's access to his property as that is guaranteed by his easement which is noted above.

Thank you for your attention,

C. Christopher Pratt

C. Christopher Pratt
Chair
Sullivan Planning Board

cc: Board of Selectmen
Zoning Board of Adjustment
file

BOUTIN LOWMAN PLLC

Jonathan M. Boutin
jboutin@boutinlaw.com
Admitted in New Hampshire and Massachusetts

Brenda E. Keith
bkeith@boutinlaw.com
Admitted in New Hampshire

Dyan J. Lowman
dlowman@boutinlaw.com
Admitted in New Hampshire and Massachusetts

October 30, 2024

Driveway Committee
Town of Sullivan
452 Centre Street
PO Box 110
Sullivan, New Hampshire 03445

Re: Driveway Application / 0 Centre Street
Parcel 00003 /000130

Gentlemen:

This office represents James Huddleston, who owns a 17-acre parcel of land at "0 Centre Street" in Sullivan (Parcel 00003 / 000130). This parcel is landlocked and is currently accessed via an easement across the abutting parcels and on to Centre Street.

Mr. Huddleston would like to build on his parcel, and we understand that the driveway application is the first step for consideration by the Town. The driveway would be accessed across an extant easement that runs along the boundaries of the two lots between Mr. Huddleston's lot and Centre Street. The current access easement is approximately 12 feet wide, and it is Mr. Huddleston's understanding that it is currently used to access Lot 3-053-000 and Lot 3-130-001. Mr. Huddleston is proposing that the width of the driveway from the easement to its terminus would be approximately 11 feet wide. The length of that final section is negotiable as there is no current building permit and building location. Finally, Mr. Huddleston understands and would be happy to cooperate if the Town requires a turn-around or some other safety vehicle accommodation.

We have completed as much of the application as is now known; please include this letter as part of the application. Please contact us directly if you have any questions or require further information.

Thank you for your attention to this matter.

Sincerely,

Jonathan M. Boutin

cc: Sullivan Conservation Committee

[Town Use only] Log # _____ Inspection Pass Date _____

Town of Sullivan, New Hampshire

DRIVEWAY PERMIT APPLICATION

Tax Map # 3 Lot# 130 Commercial Use (Y/N) N

Prior to commencing construction or changing the use and/or intensity of any driveway, entrance, exit or approach to any private, town or state road, and prior to obtaining any applicable building permits for the property, this application shall be filed with the Planning Board and the Road Agent.

Property Owner James Huddleston Phone (502) 762-4569

Address 1200 Elm Street, Apt. 718 / Manchester, NH 03101

Applicant Name (if different from owner)_____ Phone _____

Contractor TBD Phone _____

Public Road to driveway Centre Street Primary purpose of driveway New home

Will driveway provide access to more than one living unit? No

Are any state or federal approvals and/or permits required? No *If yes, attach copies*

Drainage: Slope of Land ____% Slope of driveway _____%

Is a culvert required? ☐ Yes ☒ No *If yes, provide culvert diameter and length. Locate culvert on sketch and attach*

Diameter: _____in Length: _____ft

Does this driveway connect to a paved road? ☒ Yes ☐ No *If yes, a paved apron is required at the end of the driveway and a check for the paving is to be placed in escrow.*

Width of paving: _____ft Depth of paving from the edge of road: _____ft

Amount of check to cover paving costs: $_____

Completion Date (by mutual agreement – but not more than 1 year from date of permit) _____

"I have read the Sullivan Driveway Regulations and understand that failure to comply with these regulations shall render this permit null and void"

Applicant Signature RMB for James Huddleston Date 10/31/24

ATTACH A SKETCH SHOWING:

1. Location of existing and/or proposed driveway(s) on the lot frontage
2. Distance to other driveways or roads within 200' on both sides of the road
3. Width of existing and/or proposed driveway(s)
4. Indication of sight distance in each direction
5. Planned and existing bridges, culverts and/or drainage ditches

Driveway applications will be accompanied by a sketch at the discretion of the Driveway Committee

This page for Town Use

Log # _____

Comments by Driveway Committee and Road Agent: _____

_____

_____

_____

_____

Reviewed by:

Road Agent _____ Date: _____

Planning Board _____ Date: _____

Planning Board _____ Date: _____

Planning Board Decisions: Approved _____ Not Approved _____ Date_____

Comments: _____

_____

_____

_____

Inspection of Completed Work:

Road Agent _____ Date: _____

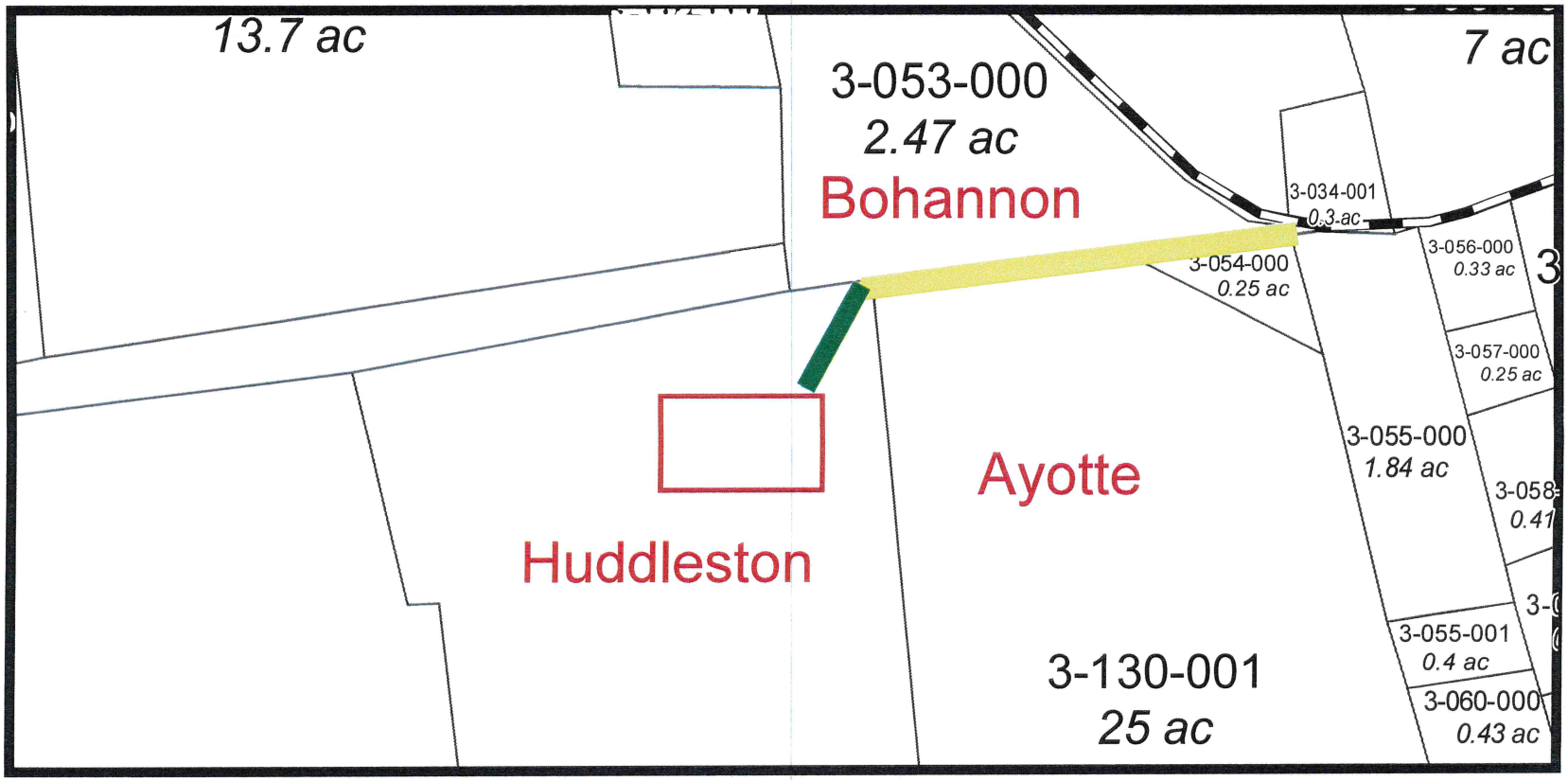
Planning Board _____ Date: _____

Planning Board _____ Date: _____

A copy of the Driveway Permit Application shall be forwarded to the Sullivan Conservation Commission.

Revised in accordance with the Sullivan Driveway Regulations on June 19, 2006.

Amended by the Sullivan Planning Board on December 19, 2013. Edited August 10, 2017. Edited November 17, 2021.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Ayotte
Huddleston
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3-130-001
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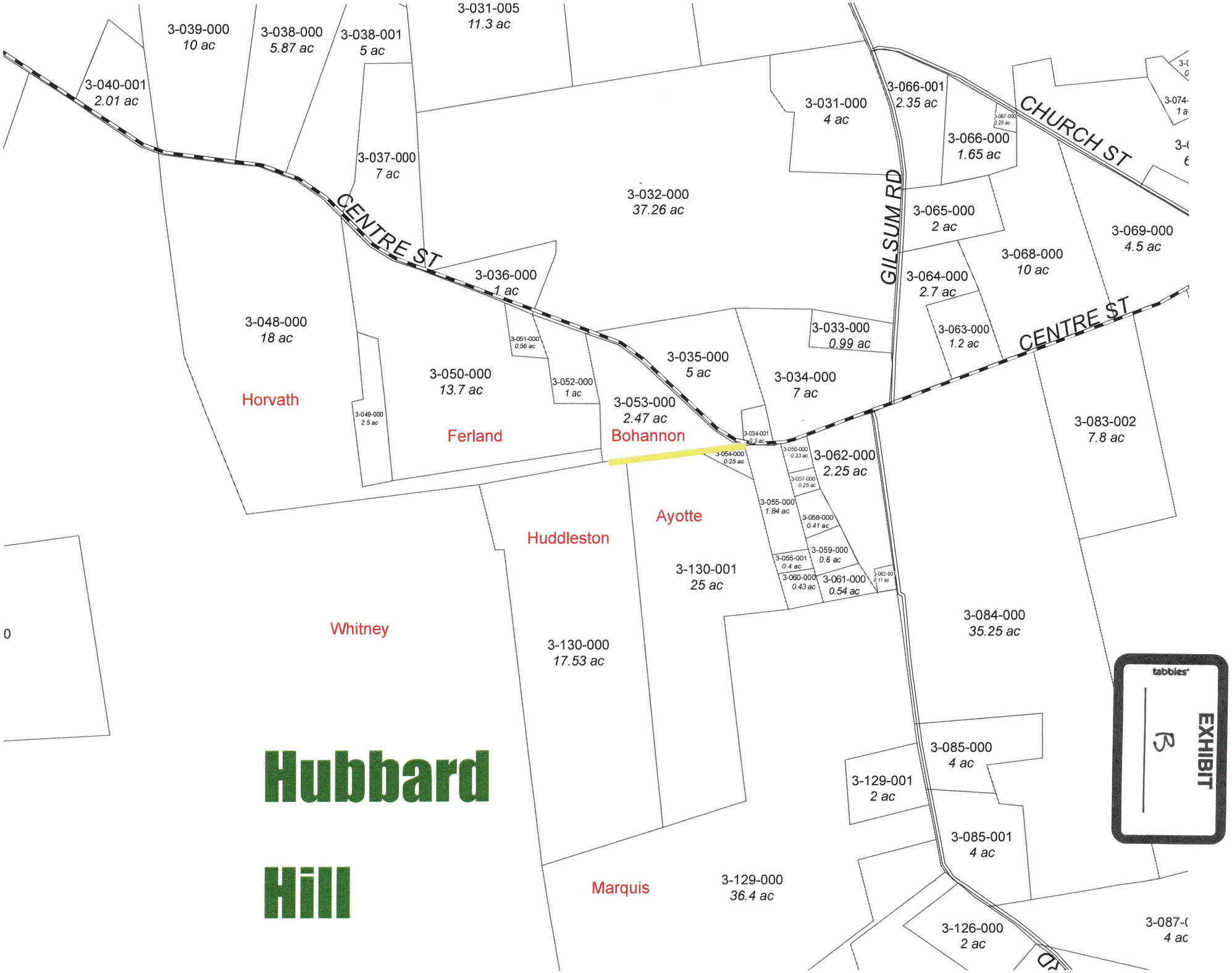
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3-032-000
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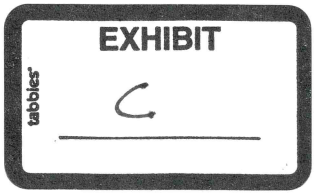
3-031-000
4 ac
3-066-001
2.35 ac
3-066-000
1.65 ac
CHURCH ST
GILSUM RD
3-065-000
2 ac
3-069-000
4.5 ac
3-068-000
10 ac
3-064-000
2.7 ac
CENTRE ST
3-036-000
1 ac
3-048-000
18 ac
3-033-000
0.99 ac
3-063-000
1.2 ac
3-051-000
0.56 ac
3-035-000
5 ac
3-034-000
7 ac
3-050-000
13.7 ac
3-052-000
1 ac
3-053-000
2.47 ac
3-083-002
7.8 ac
Horvath
3-049-000
2.5 ac
Ferland
Bohannon
3-034-001
0.3 ac
3-054-000
0.25 ac
3-056-000
0.33 ac
3-062-000
2.25 ac
3-057-000
0.25 ac
3-055-000
1.84 ac
Ayotte
3-058-000
0.41 ac
Huddleston
3-059-000
0.6 ac
3-055-001
0.4 ac
3-130-001
25 ac
3-060-000
0.43 ac
3-061-000
0.54 ac
3-062-001
0.11 ac
3-084-000
35.25 ac
Whitney
3-130-000
17.53 ac
3-085-000
4 ac
3-129-001
2 ac
3-085-001
4 ac
Hubbard
Hill
Marquis
3-129-000
36.4 ac
3-126-000
2 ac
3-087-(
4 ac
tabbies
EXHIBIT
B



Town of Sullivan Print Now

Parcel ID: 000003 000130 000001 (CARD 1 of 1)
Owner: MOONEY, MICHAEL J
AYOTTE, AMIE M & RONALD C
Location: 557 CENTRE STREET
Acres: 25.000

General

Valuation		
Building Value:	$0	
Features:	$0	
Taxable Land:	$52,797	Current Use
Card Value:	$52,797	
Parcel Value:	$52,797	

Review Property Taxes Online

Listing History	
List Date	**Lister**
09/26/2019	LMHC
10/03/2016	ADVL
05/20/2016	INSP
04/30/2004	AGRL

Notes: VACANT, WOODED, ROLLING TOPO; 9/15/08 ZBA VARIANCE GRANTED TO ALLOW A DWELLING ON PROPERTY WITH THE CONDITION THAT CURRENT AND FUTURE PROPERTY OWNERS WILL NOT BE PERMITTED TO SUBDIVIDE THE PROPERTY OR CONSTRUCT ANY ADDITIONAL DWELLINGS; 10/16 4X4 ACC=DNV;9/19 CU UPDATED

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	$0	$0	$18,973	Cost Valuation	$18,973
2022	$0	$0	$19,034	Cost Valuation	$19,034
2021	$0	$0	$19,317	Cost Valuation	$19,317
2020	$0	$0	$19,218	Cost Valuation	$19,218
2019	$0	$0	$19,250	Cost Valuation	$19,250
2018	$0	$0	$19,464	Cost Valuation	$19,464
2017	$0	$0	$19,292	Cost Valuation	$19,292
2016	$0	$0	$19,259	Cost Valuation	$19,259
2015	$0	$0	$19,108	Cost Valuation	$19,108
2014	$0	$0	$19,103	Cost Valuation	$19,103
2013	$0	$0	$21,736	Cost Valuation	$21,736
2012	$0	$0	$22,075	Cost Valuation	$22,075
2011	$0	$0	$23,090	Cost Valuation	$23,090
2010	$0	$0	$23,561	Cost Valuation	$23,561
2009	$0	$0	$23,561	Cost Valuation	$23,561
2008	$0	$0	$31,023	Cost Valuation	$31,023
2007	$0	$0	$31,023	Cost Valuation	$31,023
2006	$0	$0	$31,556	Cost Valuation	$31,556

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
06/06/2008	VACANT	NO - FAMILY/RELAT GRNTR/E	$0	MOONEY, MICHAEL J	2514	0555

Land

Size:	25.000 Ac.	**Site:**	UND/WOODS
Zone:	01 - RURAL	**Driveway:**	GRAVEL
Neighborhood:	AVG	**Road:**	PAVED
Land Use:	1F RES		
		Taxable Value:	$52,797

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.500 AC	80,000	E	100	75	100	95	95 MILD	95	51,400	0	N	51,400	ACC
UNMNGD OTHER	24.500 AC	3,000	X	91	0	0	0	90 ROLLING	100	60,200	90	N	1,397	MATRIX

Building

There Is No Building For This Card

Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

Sketch

Printed on 10-05-24