

Situs : 41 STANHOPE KELLOGGSVILLE RD **Map ID: 15-023-00-002-01** **LUC: 511** **Card: 1 of 1** **Tax Year: 2023** **Printed: 01/09/24**

CURRENT OWNER	
KOSIK STEPHEN M	
CAUV	
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	023-00 002-01
Class	Residential
Living Units	1
Neighborhood	55000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
LOT 4 SEC 23	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	9500	1.5200	74	0	1	-40	8,330
A	H	9500	1.0000	100	0			12,350
								20,680
Total Acres: 2.73				Legal Acres: 2.77		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	7,250	20,700	20,700	0	0
Building	80,290	229,400	229,400	0	0
Total	87,540	250,100	250,100	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	15,900	163,800	179,700
2021	15,900	163,800	179,700
2022	15,900	163,800	179,700

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/08/15	15-00337		MISC OBY		Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/19/05		2-Land And Building	U-Not Validated	0104/8480	ET-Temp Exempt	KOSIK STEPHEN
07/06/98	17,000	1-Land Only	U-Not Validated		WD-Warranty Deed	FENTON ROBERT A

Entrance Information			
Date	ID	Entry Code	Source
02/10/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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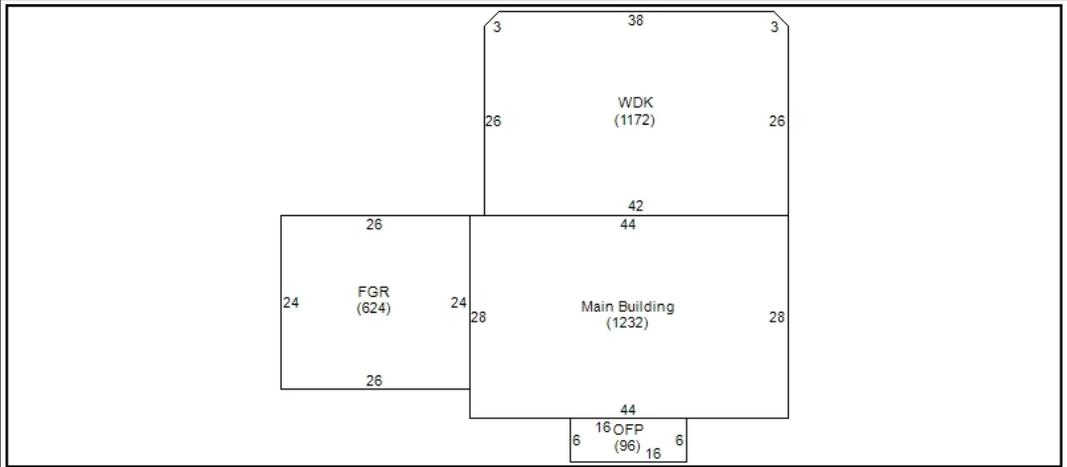
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 2
Year Built 2001	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,232						
1			FGR		624						13,700
2			OFF		96						2,000
3			WDK		1,172						13,400

Dwelling Computations

Base Price 120,170	% Good 80
Plumbing 8,400	Market Adj
Basement 20,880	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 149,450	Additions 23,300
Ground Floor Area 1,232	
Total Living Area 1,848	Dwelling Value 212,380

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0	1	C	1		S				
2	AP2-Pole Bldg	2015		24x40	960	C	1	2	A			100	17,000

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Number	Code	Status	Comment
5	OFC	DC	REMOVE ATTIC AREA, ADJUST PERCENT GOOD AFTER REVIEW OF COMPARABLE PROPERTIES
3	FLD		AP2 100% AND CORRECT DWG TO 1.5 STORY 1-1-16.
1	FLD	NC	20021210 LAC C#01 - 10/11/01 EST DWLG 100% FOR 1/1/02
2	FLD	RV	20080111 SR C#01 - 12/18/07 EST - WDDK ADDED FOR REVAL

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