

**TOWN OF LUDLOW
REQUEST FOR PROPOSAL (RFP)
DEMOLITION AND SITE STABILIZATION OF FLOOD-DAMAGED
RESIDENTIAL PROPERTY
AT 112 ROUTE 103 SOUTH, LUDLOW, VT**

1. SUMMARY AND BACKGROUND

The Town of Ludlow is participating in the FEMA Hazard Mitigation Grant Program which provides funding to towns to purchase and demolish properties damaged in natural disasters. This is a federally funded program administered by the State of Vermont Department of Public Safety. The property included in this RFP is being purchased by the Town of Ludlow, and closing will have occurred prior to commencement of the demolition. The funding for this project is provided by these grants to the Town of Ludlow.

Contractors will provide their competitive bid to demolish and/or remove all improvements, including but not limited to, septic systems, water wells, buildings, foundations, electrical and phone lines, pavement, parking, fuel tanks, debris, and household hazardous materials. All asbestos-containing material shall be abated by a firm licensed to do such work in Vermont in accordance with Vermont rules prior to demolition.

Contractors are responsible for returning the project site to a smooth, graded, stabilized, and vegetated condition that is in accordance with all applicable federal, state, and local statutes, policies, plans, and regulations.

2. PROPOSAL GUIDELINES AND FORMAT

Contractors must submit the following four items with their bid. If any of these items are not submitted by the bid due date the bid will be considered nonresponsive and will be rejected. Contractors must also attend a pre-bid site visit or their bid will be rejected.

1. Completed Bid Form (page 8)
2. Copy of page 4 of this RFP with boxes checked to indicate contractor's choice (to indicate, for example, if contractor will remove or puncture and fill septic tanks)
3. Contractor's proof of insurance
4. References from three previous clients for whom you have completed demolition work.

The Town of Ludlow is requesting lump sum bids. Contractors shall provide a cost for the project using the Bid Forms included in this document. Each contractor's total bid for this project will be the sum of the bid forms.

Section 4 of this RFP shows options that can be used for certain aspects of the demolition and site work (to indicate, for example, if septic tanks will be removed or punctured and left in place). Contractors should indicate the method that they will use by marking the check boxes provided for # 1, 2, 3, 6, and 7. If additional space is needed, please provide an attachment for Section 4 that clearly shows which options will be used.

A pre-bid site visit will take place on April 25th on site at 112 Route 103 South, Ludlow Vermont.

Bid packages must be received by the Municipal Manager of Ludlow Vermont no later than 10am on May 8th, 2024. and can be submitted as follows:

Emailed to: (preferred method)

tmanager@tds.net

Mailed or delivered to:

Town of Ludlow c/o Municipal Manager
PO Box 359
Ludlow, VT 05149

The winning bidder will be selected by the sole judgment the Town of Ludlow's Selectboard, based on technical expertise and experience, cost, project schedule, and completeness of proposal. Applications from minority and local businesses are encouraged. The Town of Ludlow reserves the right at its sole discretion to reject any and all bids, wholly or in part, to waive any informalities or any irregularities therein, to accept any bid even though it may not be the lowest bid, to call for rebids, to negotiate with any bidder, and to make an award which in its sole and absolute judgment will best serve the Town's interest. The Town Administrator reserves the right to investigate the financial responsibility of any bidder to determine his or her ability to assure service throughout the term of the contract.

The selected contractor will work for the Town of Ludlow and will be responsible to the Town for satisfactory completion of the project. Payment for services rendered in accordance with the contract will be made within 30 days of successful completion of the final inspection of the property.

All contractors and subcontractors must have the following, and provide proof thereof, prior to executing a contract with the Town of Ludlow:

- a) License or certification for any work to be provided, as required.
- b) Insurance coverage as noted in this document.
- c) Technical capability, education, or expertise with regards to the skills and knowledge required to perform residential demolition projects.
- d) Contract information for three recent and unduplicated clients for similar projects, which need to include name, contact person, date of work, address and phone number.

3. PROJECT SPECIFICATIONS

1. This project consists of demolition, disposal, and required site work for the following property: 112 Route 103 South, Ludlow VT, consisting of [e.g. one house with full basement, 2 Story Motel, inground pool, asphalt parking lot, any underground storage tanks].
2. The location and other particulars are identified on the property lister card. (Appendix A).
3. All work on the project as a whole must be completed by June 10th, 2024 unless otherwise specified with the Town of Ludlow.
4. If additional time is required for any reason, including weather delays and delays caused by the community, the State, or FEMA, the Contractor must provide a written request for extension, which then must be approved by the Town of Ludlow.

4. REQUIREMENTS

Required Professional Services

Contractor Services are to be provided by an insured contractor, including subcontractors, in good-standing with the State of Vermont, holding any required certifications for the proposed work to be completed. A license or certification is required for the following professional services in Vermont: asbestos abatement, lead abatement, electrical, plumbing, and some aspects of septic system, water supply work. Services will be procured by competitive bid and must be consistent with the Town of Ludlow's purchasing policy and are subject to the regulations in 24 CFR 85.36 as it pertains to procurement services. All contractors who wish to bid on the advertised project must meet all the minimum qualifications established by the Town of Ludlow.

Project Requirements: Contractor is to complete & submit page 4 with bid proposal

1. All waste generated by the project shall be lawfully disposed of and the contractor shall provide manifests of such transport and disposal by firms licensed to operate and transport in Vermont. All costs of disposal are included in the bid.

All buildings, structures shall be demolished and removed unless noted below:

None

2. Septic tanks must be pumped, and filled in place with clean fill, crushed in place, or removed and properly disposed of in accordance with the most recent adoption of Chapter 1 of the Vermont Environmental Protection Rules: Wastewater System and Potable Water Supply Rules.

Septic tanks shall be:

Removed or

Punctured and filled with sand and left on site.

3. Septic lines and distribution boxes shall be:

Removed or

Left in place.

4. Unless otherwise noted, wells must be properly abandoned in accordance with the most recent adoption of Chapter 21 of the Vermont Environmental Protection Rules: Water Supply Rule and sealed no less than 1 foot below finished grade. Springs shall be filled.

5. No demolition or site work shall take place within the town or state road right of way unless as directed below:

None

6. Concrete or stone foundations shall be:

Removed and recycled or landfilled;

Foundation stones shall be left on site as follows;

Broken up and buried in the foundation hole on site so long as (1) the concrete is not coated with lead based paint, (2) the contractor obtains an "Insignificant Waste Management Event Approval" from the VTDEC, and (3) the floor was broken up so as not to retain water and walls are removed to at least one foot below grade;

7. Contractors are responsible for all access permits and sufficient access to the site, including traffic control and temporary bridges/culverts, if needed.
8. Erosion control shall be provided using Best Management Practices as outlined at <http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm> or State of Vermont standards for construction if stricter.
9. Existing trees and vegetation outside of the needed project area shall be protected with snow fencing or stakes and flagging.
10. If demolition results in excavation, holes, or unusual contours, then finish grading and/or fill may be required to return the site to a “natural” state, including vegetation. Woody debris on site shall be left in place unless otherwise directed by River Engineer. Standard conservation seeding of the graded site is included in the bid. In cases where the flood has scoured away topsoil, sufficient topsoil shall be brought in as needed to reestablish vegetation. Any off-site fill used on site must be clean and free of invasive plants. If gravel material is required to be removed from the site by the River Engineer, it shall not be placed in any flood zone off site.
11. Site work will be coordinated with the Town so as to not hinder subsequent reuse. Live trees and shrubs shall be preserved, unless not feasible due to demolition.
12. Specific site work may be required by permits and such work is included in this bid, therefore potential contractors are encouraged to obtain an understanding of such requirements as change orders due to permit conditions will not be allowed. Possible requirements may include dates of work, removal of material, grading, bank alterations, temporary erosion control, berm removal, etc.
13. Contractors are responsible for any and all permits, notices and certifications, and shall provide a copy of all to the town. For any work within regulated flood zones or other areas that require a permit, it is the responsibility of the contractor to obtain and present these to the Town Administrator prior to beginning work. In addition, any work within the “top of bank” will require either an individual or general stream alteration permit from the State River Engineer, or a letter stating that no permit is needed, and is the responsibility of the contractor to obtain prior to the beginning of work. Also, contractors shall coordinate with the River Engineer to see if any permit is required from the US Army Corps of Engineers, and if such permit is required shall obtain it prior to beginning work. Contractors shall provide the town with copies of the permits or certifications that no such permits are needed.
14. All buildings must be tested for asbestos containing materials (ACM) by a qualified firm, and if present, shall be abated by a firm licensed to do such work in Vermont in accordance with Vermont rules prior to demolition. An abatement certification, in cases

where abatement is needed, shall be provided to VTDOH and the town. **The bid includes any and all costs for asbestos abatement and disposal.**

15. The contractor is responsible for the required EPA/DEC notice prior to demolition and shall provide the Town a copy. The contractor is responsible for notifying Dig Safe.
16. Household hazardous wastes, mercury containing thermostats, fuel tanks, florescent bulbs and ballasts and shall be removed prior to demolition and disposed of properly. Fuel tanks shall be emptied, removed and disposed of per Vermont regulations by qualified contractors.
17. If a petroleum storage tank is present, then only certified firms may do removal of such and notice must be sent to DEC prior to removal and a full closure report done, including any required testing. A copy of all testing and a closure report will be provided to the Town. If contamination is found on the property, or if during work a spill occurs, stop work and contact 800-641-5005 to make a report and obtain guidance on the next steps to take regarding cleanup. Please alert the State Hazard Mitigation Officer and the Town as this may result in a change to the scope of work, timeline, and ensuring adequate funding is available.
18. All mobilization and demobilization costs are included in the bid.
19. If any archeological deposits, including Native American pottery, stone tools, bones, or human remains are uncovered during site work, the project shall be halted, the Town notified, and reasonable measures taken to preserve the area and restrict access. Work shall only recommence upon state and federal permission.
20. Salvage of metals, untreated lumber, recycling of asphalt and concrete, and deconstruction of usable items is encouraged, however all materials salvaged must be free of asbestos, and any salvage must have a manifest as to its destination. Burying or burning of any materials is not allowed.
21. The Town of Ludlow makes no warranty that the site is safe to work on. Building and structures may have been structurally compromised and the site itself may be unstable. The contractor shall have a health and safety plan for workers on site, comply with all OSHA/VOSHA rules, and shall post the site during work for authorized personnel only.
22. The contractor shall not operate on the site earlier than 6 am on weekdays or 8 am on weekend days; or later than 8 pm on any day.

23. Insurance

The Contractor must provide certificates of insurance to show that the following minimum coverages are in effect:

Workers Compensation: With respect to all operations performed, any contractors shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: All contractors shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations

Products and Completed Operations

Personal Injury Liability

Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$1,000,000 Per Occurrence

\$1,000,000 General Aggregate

\$1,000,000 Products/Completed Operations Aggregate

\$ 50,000 Fire/ Legal/Liability

Any contractors shall be required to name the Town of Ludlow, its officers and employees as additional insureds for liability.

Automotive Liability: The contractor shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Agreement. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

5. DEMOLITION & SITE STABILIZATION BID FORM:

CONTRACTOR: _____

Phone: _____

Email: _____

Address: _____

The Bidder agrees to perform all work described in this RFP for the following Total Bid for this property:

NOTE: * Bids shall include the cost of all subcontractors, sales tax, and other applicable taxes and fees

* The contractor selected will be held responsible for the total lump sum bid for this project not for individual line items on worksheet(s)

Address of Property: _____, _____ VT _____

Site Preparation/Mobilization Costs: \$ _____

Cost to Raze Primary Structure: \$ _____

Cost to Raze Foundations/Slabs: \$ _____

Cost to Raze Other Site Improvements: \$ _____

Disposal Costs \$ _____

Cost to Properly Abandon Septic System or Municipal Service Connection: \$ _____

Cost to Properly Abandon Water Supply or Municipal Service Connection: \$ _____

Cost to Properly Remove Fuel Tank from Service: \$ _____

Cost to Abate Asbestos: \$ _____

Other (describe below): \$ _____

Subtotal \$ _____

Salvage (describe below): (\$ _____)

Net Dollar Amount (Total Bid for this Property) \$ _____

Contractor's Notes for "Other" Costs:

Contractor's Description of Proposed Salvage:

230543 000 MBL SUB

1 of 2 RESIDENTIAL CARD Town of Ludlow, VT

Total Card / Total Parcel 17,500 / 45,100 APPRAISED: 17,500 / 45,100 USE VALUE: 17,500 / 45,100 ASSESSED: 17,500 / 45,100



Patriot Properties Inc. USER DEFINED

PROPERTY LOCATION Direction/Street/City

No Alt No ROUTE 103 SOUTH, LUDLOW

OWNERSHIP Unit #:

Owner 1: TOWN OF LUDLOW

Owner 2:

Owner 3:

Street 1: PO BOX 307

Street 2:

Town/City: LUDLOW

State: VT

Postal: 05149

PREVIOUS OWNER

Owner 1: HETSMITH - GLENN T

Owner 2: HETSMITH - DONNA M

Street 1: 112 ROUTE 103 SOUTH

Town/City: LUDLOW

State: VT

Postal: 05149

NARRATIVE DESCRIPTION

This parcel contains 3.2 ACRES of land mainly classified as

RESID 1 with a COLONIAL Building built about 1996, having

primarily CLAPBOARD Exterior and 2764 Square Feet, with 1

Unit 2 Baths, 0 3/4 Bath, 1 Halfbath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Description Amount Com. Int

PROPERTY FACTORS

Item Code Description % Item Code Description

Z water

o Sewer

n Electric

s Exempt

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value

10 2,000 13,100 200 4,200 17,300

20 1,200 200 200 200 400

Total Card 3,200 13,100 4,400 17,500

Total Parcel 3,200 38,700 2,000 4,400 45,100

Source: Market Adj Cost Total Value per SQ unit (Card): 6.33 /Parcel: 4.60

Parcel ID 230543-000

Legal Description ROUTE 103 SOUTH 112 TODDING ROUTE 103 SOUTH 114 HOUSE

Entered Lot Size Total Land: 3.2

Land Unit Type: AC

GIS Ref 363-112-11301

GIS Ref

GIS Ref

Insp Date 08/10/20

Insp Date

Insp Date

Insp Date

Insp Date

Insp Date

Insp Date

Insp Date

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Insp Date

PREVIOUS ASSESSMENT

Tax Yr Use Code Bidg Value Yrd Items Land Size Land Value Total Value Asses'd Value

2023 10 GL 513,300 24900 3.2 77,500 615,700

2022 10 AB 513,300 24900 3.2 77,500 615,700

2021 10 GL 513,300 24900 3.2 77,500 615,700

2020 10 GL 540,800 11300 3.2 132,500 684,600

2019 10 GL 547,700 11300 3.2 132,500 691,500

2018 10 GL 528,700 11300 3.2 132,500 672,500

2017 10 GL 528,700 11300 3.2 132,500 672,500

TAX DISTRICT

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif

HETSMITH GLENN 469-523 2 3/12/2024 INVOLVED GOV No No FEMA BUY OUT

PAT ACCT.

1360

ASR Map: 23-05-43-0

Fact Dist:

Reval Dist:

Year:

Land Reason:

Bld Reason:

CWIDistrict:

Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

Ratio:

BUILDING PERMITS

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

3/13/2024 INF FROM OTH 3 IR SIL VESTRI

8/10/2020 INFO AT DOOR 3 IR SIL VESTRI

8/10/2020 MEAS/LEFT CD 3 IR SIL VESTRI

8/11/2011 MEAS/LEFT CD 8 IT

11/29/2005 BCA DEC 1 LISTERS

8/25/2005 GRV DENIED 1 LISTERS

2/1/2005 INSPECTED 1 NEMC

1/28/2005 MEAS/LEFT CD 1 NEMC

Sign: VERIFICATION OF VISIT NOT DATA

Alt % Spec J Fact Use Value Notes

Class Land Code Use Value Notes

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Ludlow jeannie 2024

230543 000
MBL SUB

2 of 2 COMMERCIAL
CARD Town of Ludlow, VT

Total Card / Total Parcel
27,600 / 45,100
APPRaised: 27,600 / 45,100
USE VALUE: 27,600 / 45,100
ASSESSed: 27,600 / 45,100



PROPERTY LOCATION

No Alt No Direction/Street/City
112 ROUTE 103 SOUTH, LUDLOW

OWNERSHIP

Owner 1: TOWN OF LUDLOW

Owner 2:
Owner 3:
Street 1: PO BOX 307
Street 2:
Town/City: LUDLOW
Sf/Prov: VT Cntry: Own Occ:
Postal: 05149 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Town/City:
Sf/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 3.2 ACRES of land mainly classified as RESD 1 with a MOTEL Building built about 1971, having primarily WOOD Exterior and 7032 Square Feet, with 18 Units, 18 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 18 Bdrms.

OTHER ASSESSMENTS

Code Description Amount Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z			water	
O			Sewer	
n			Electri	
Census: Exmpt				
Flood Haz: Exmpt				
D	TOWN	100	Topo	
s			Street	
t			Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/units	Unit Type	Land Type
41	COMMERCIA	0		SITE ACRE SITE	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
41	0.000	25,600	2,000	27,600	27,600
Total Card 0.000 25,600 2,000 27,600					
Total Parcel 3.200 38,700 2,000 45,100					
Source: Market Adj Cost Total Value per SQ unit: Card: 3.92 /Parcel: 4.60					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

TAX DISTRICT

Parcel ID	230543-000	Notes

PAT ACCT.

Date	113601	Notes

PRINT

Date	Time
04/16/24	11:52:32
03/27/24	13:35:12

LAST REV

Date	Time	User
03/27/24	13:35:12	jeannie
		1360

ASR Map: 23-05-43-0

Fact Dist:
Reval Dist:
Year:
Land/Reason:
Bid/Reason:
Civildistrict:
Ratio:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2018	367-13-FHR	REHAB		C	12/21/2018			C/O ISSUED TO 6B R

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2024	INF FROM OTH	3	IR SILVESTRI
8/10/2020	INFO AT DOOR	3	IR SILVESTRI
8/10/2020	MEAS/LEFT CD	3	IR SILVESTRI
2/26/2020	OTHER	8	TT
12/21/2018	CO ISSUED	8	TT
6/3/2016	INSPECTED	1	LISTERS
4/19/2016	NO RESPONSE	8	TT
4/21/2014	FIELD REV	8	TT
5/14/2013	FIELD REV	8	TT

VERIFICATION OF VISIT NOT DATA

Sign: _____

Total: _____

Parcel LUC:	10	RESD 1	Prime NB Desc:	COMM AVG	Total:	Spl Credit:	Total:				
Parcel LUC:	10	RESD 1	Prime NB Desc:	COMM AVG	Total:	Spl Credit:	Total:				
Total A/C/H/A:	0.00000	Total SF/SM:	0	Parcel LUC:	10	RESD 1	Prime NB Desc:	COMM AVG	Total:	Spl Credit:	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Ludlow jeannie 2024

EXTERIOR INFORMATION

Type: 91 - MOTEL	Full Bath: 18	Rating: AVERAGE
Sy Ht: 2 - TWO STORY	A Bath: 1	Rating: 1
(Lv) Units: 18 Total: 19	3/4 Bath: 1	Rating: 1
Foundation: 9 - CRAWL	A 3/4Bth	Rating: 1
Frame: 1 - WOOD	1/2 Bath: 1	Rating: 1
Prime Wall: 26 - WOOD	A HBth: 1	Rating: 1
Sec Wall: 1 - GABLE	Other Fk: 2	Rating: AVERAGE
Roof Struct: 1 - METAL	OTHER FEATURES	
Roof Cover: 9 - METAL	Kils: 1	Rating: AVERAGE
Color: NATURAL	A Kils:	Rating: 1
View / Desir:	Fipi:	Rating: 1
	WSF: 1	Rating: 1

GENERAL INFORMATION

Grade: C - AVG. (-)	Location:
Year Bilt: 1971	Total Units:
Alt LUC:	Floor:
Jurisdct:	% Own:
Const Mod:	Name:
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/Ft: STD	Phys Cond: DL - Deteriorated	95.0%
Prim Int Wall: 4 - SOLID WOOD	Functional:	%
Sec Int Wall: 1 - DRYWALL	Economic: D - DEMAND	20.0%
Partition: T - TYPICAL	Special:	%
Prim Floors: 4 - CARPET	Override:	%
Sec Floors: 17 - MIX AVG	Total:	96.0%

BATH FEATURES

Full Bath: 18	Rating: AVERAGE
A Bath: 1	Rating: 1
3/4 Bath: 1	Rating: 1
A 3/4Bth	Rating: 1
1/2 Bath: 1	Rating: 1
A HBth: 1	Rating: 1
Other Fk: 2	Rating: AVERAGE

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	2	2
Additions:	8	1	1	1
Kitchen:	8	1	1	2
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	17	19	18	

DEPRECIATION

Basic \$ / SQ: 105.00	Rate	Parcel ID	Typ	Date	Sale Price
Size Adj: 0.87110353					
Const Adj: 0.99693000					
Adj \$ / SQ: 91.185					
Other Features: 69600					
Grade Factor: 0.85					
NBHD Int: 1.00000000					
NBHD Mod:					
LUC Factor: 1.00					
Adj Total: 640028					
Depreciation: 614426					
Final Total: 25600					

COMPARABLE SALES

WVA\$/SQ:	AVRate:	Ind Val
Juris. Factor:	Before Depr: 77.51	
Special Features: 0	Val/Su Net: 2.65	
Final Total: 25600	Val/Su SzAd: 3.64	

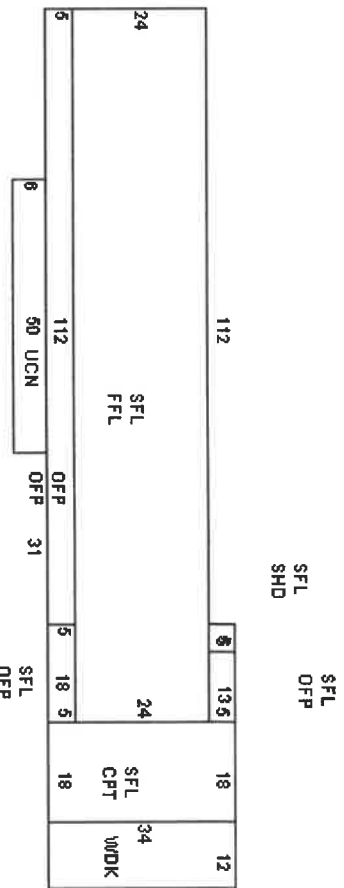
RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	0
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 19 BRS: 18 Baths: 18	HB

COMMENTS

LODGING - LOC= FLOODWAY, BASIC, AS-NEEDED UPDATES THROUGHOUT, FHA IN APT. CRACKS IN CRAWL SPACE WALLS FILLS WITH WATER, 15 DOUBLES, 1 KING ROOM, OTF=2 SINKS.

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu # Ten
SFL	2ND FLOOR	3,912	90.700	354,825					1
FFL	1ST FLOOR	3,120	91.190	284,497					1
OPF	OPEN PORCH	1,275	18.240	23,252					1
CPT	CARPORT	612	18.140	11,089					1
WDK	WOOD DECK	408	16.420	6,698					1
UCN	CANOPY OH	300	8.400	2,520					1
SHD	ATT SHED	25	19.250	481					1
	Net Sketched Area:	9,652		683,372					
	Gross Area:	7032		7032					
	Final Area:	9652		7032					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu # Ten
SFL	2ND FLOOR	3,912	90.700	354,825					1
FFL	1ST FLOOR	3,120	91.190	284,497					1
OPF	OPEN PORCH	1,275	18.240	23,252					1
CPT	CARPORT	612	18.140	11,089					1
WDK	WOOD DECK	408	16.420	6,698					1
UCN	CANOPY OH	300	8.400	2,520					1
SHD	ATT SHED	25	19.250	481					1
	Net Sketched Area:	9,652		683,372					
	Gross Area:	7032		7032					
	Final Area:	9652		7032					

MOBILE HOME

Code	Description	A Y/S Qty	StrctDim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact NB Fa	Appr Value
3	GARAGE	D/Y	1.24X24	C	DL	1971	40.00/T	95	41	1,200
11	POOL LV	D/Y	1.34X12	C	DL	1971	37.89/T	95	41	800

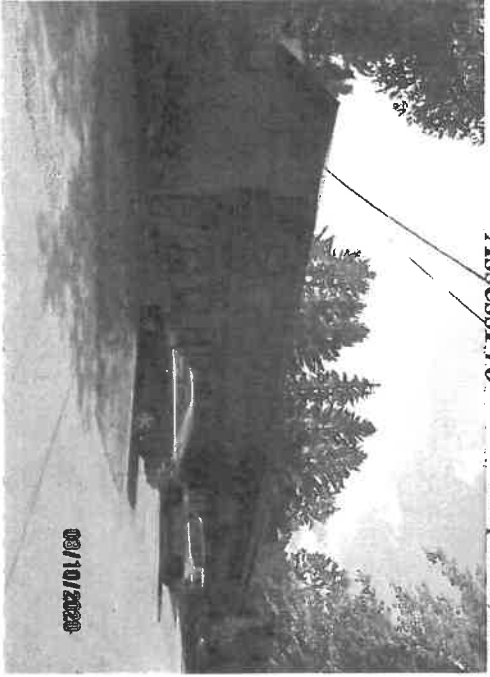
SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	StrctDim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact NB Fa	Appr Value
3	GARAGE	D/Y	1.24X24	C	DL	1971	40.00/T	95	41	1,200
11	POOL LV	D/Y	1.34X12	C	DL	1971	37.89/T	95	41	800

PARCEL ID 230543-000

Code	Description	A Y/S Qty	StrctDim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact NB Fa	Appr Value
3	GARAGE	D/Y	1.24X24	C	DL	1971	40.00/T	95	41	1,200
11	POOL LV	D/Y	1.34X12	C	DL	1971	37.89/T	95	41	800

IMAGE



AssessPro Patriot Properties, Inc