



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Ad-Valorem Tax Exemption Extension Request

For **Public Hearing** and **Executive Action** on February 11, 2019 beginning at 2:00 p.m. in the Main Auditorium at the Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commissioner resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



Case No.:	18-90400001
Address:	956 39 <sup>th</sup> Avenue North
Legal Description:	ALLENDALE TERRACE BLK C LOT 8 & W'LY 1/2 LOT 9 & LOT 7 LESS W'LY 15FT
Parcel ID No.:	01-31-16-00558-003-0080
Date of Construction:	1931
Local Landmark:	Frank Broadfield House
Owner:	Mary Jane McPherson & Michael Ford
Request:	Extension of the timeframe for completion of qualifying improvements to the Frank Broadfield House associated with Ad Valorem Tax Exemption no. 18-90400001 to June 1, 2020

### Historical Context and Significance

A blend of hollow tile construction, English Cottage-style architecture, and Mediterranean Revival details, the subject property was designed and constructed by Cade Allen in 1931. The property is identified as an incredibly intact example of Cade Allen development. In 2017, this property was added as a local historic

landmark as the Frank Broadfield House (17-90300002), making the property eligible for preservation incentives for historic properties, such as the local Rehabilitation Ad Valorem Tax Exemption program.

## Ad-Valorem Tax Exemption Background

In 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties. The City of St. Petersburg adopted this amendment (Section 16.30.070.4) on July 21, 1994, making available a limited financial incentive to encourage appropriate rehabilitations of individual properties historically designated as important historical resources. The incentive was strengthened in January 1996, when Pinellas County also adopted the ad valorem tax exemption amendment. This program allows for a ten-year exemption of up to 100 percent of the assessed value of eligible, historically appropriate improvements, both interior and exterior, to qualifying historic properties. A “qualifying property” in the City of St. Petersburg is defined as:

- A property listed individually or contributing in the St. Petersburg Register of Historic Places; OR
- A property listed individually or contributing in the National Register of Historic Places.

## Project Description

The AVT application (Part 1) was approved on June 1, 2017, with an expiration date of June 1, 2019. The project includes reroofing portions of the building, repair and restoration of original wood floors, repair and re-plastering of butler’s pantry, and plumbing and electrical upgrades in the kitchen. A six-month extension was granted by Staff, changing the expiration date to December 1, 2019. On November 25, 2019, the property owners have requested a second and final six-month extension with an expiration date of June 1, 2020.

NOTE: City Code Section 16.30.070.4.F.1(d) requires any request for a second and final six-month extension to be approved by the CPPC.

If the property owners complete the rehabilitation prior to the second extension expiration date, it may allow them to qualify for a maximum tax exemption allowance permitted during the 2021 AVT cycle. When the rehabilitation work is completed, the property owners need to submit the *Part 2 – Request for Review of Completed Work* form, which includes documentation of the cost of the qualifying improvements, and allow a rehabilitation inspection by Staff. If the property owners fail to submit a completed Part 2 application, the Part 1 approval shall be void, and a new application shall be required.

## Staff Recommendation

Staff recommends **APPROVAL** of the second and final six-month extension of AVT 18-90400001 to expire June 1, 2020.

# Appendix A:

## Extension Request



## Property Tax Exemption Request for Review of Completed Work Post Construction Application

**INSTRUCTIONS:** Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the Local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the Local Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

### 1. Property identification and location:

Property Identification Number \_\_\_\_\_  
Address of property: 956 39th Ave North  
City Saint Petersburg County Pinellas Zip Code 33703

### 2. Data on restoration, rehabilitation or renovation project:

Project starting date: \_\_\_\_\_ Project completion date: 2020  
Estimated cost of entire project: \$ \_\_\_\_\_

Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ \_\_\_\_\_

**3. Owner attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on \_\_\_\_\_, \_\_\_\_\_. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above, and if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of St. Petersburg and Pinellas County for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of St. Petersburg and Pinellas County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Mary Jane McPherson - By Raymond Ford 11/25/19  
Name FOR Signature Date

Title \_\_\_\_\_ Organization name \_\_\_\_\_  
Social Security or Taxpayer Identification Number 150-44-6267  
Mailing Address 956 39th Avenue North  
City Saint Petersburg State FLORIDA Zip Code 33703  
Daytime Telephone Number (727) 773-7749

List Additional Owners:

Name Michael R. Ford  
Street 956 39th Avenue North  
City Saint Petersburg State Florida Zip Code 33703  
Social Security or Taxpayer Identification Number 513-74-5037

Name \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Social Security or Taxpayer Identification Number \_\_\_\_\_

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

- Interior      Work to finish
- Work still to be completed
  - Floors - wood needs replacement in bedrooms where the window sills rotted thru - and water damage as well as where the radiators were removed.
  - Floors - wooden floors on 1st floor living room, dining room - need to refinish and to stain the replaced wood.
  - library ceiling - replaster due to leak which was identified last month

## Remaining Work on 956 39th Ave Worth

- Attic repair plumbing to roof?

### Exterior

- 2nd Story roof
- Carport roof
- mud room ceiling
  - had terrible leak that could not be located
  - just repaired it and need to pull down ceiling & redo drywall ceiling & re-mud
- Southern back of house moulding (mortar) between stone has pieces missing and cracked
- need to repair / replace in spring when the rain is less frequent so it does not get water into the cracks when removed & restored.

## Kelly K. Perkins

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**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:34 AM  
**To:** Kelly K. Perkins  
**Cc:** MJ Mc Pherson - Ford; McPherson, M J  
**Subject:** FW: AVT extension 2nd story Roof and soffit replacement needed  
**Attachments:** IMG\_1579.JPG; ATT00001.txt; IMG\_1580.JPG; ATT00002.txt; IMG\_1585.JPG; ATT00003.txt; IMG\_1584.JPG; ATT00004.txt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly

These pictures show the need to replace the 2nd story roof. It is over 18 years old and needs replacement. Also I have included a picture that shows we have had to already replace the soffits we did last year. It appears that when they put the flat roofs on, the flow of the water is at the entry ways, causing there to always have moisture.

1. We replaced the soffits 2 weeks ago and primed it.
2. We need to either put gutters on the back and side of the house to pull the water away for the wood soffits or this will happen again.
3. Also need to replace the back and side entryway (2 sets of French doors which were warped) due to this ongoing problem. We can't use the door.

Thanks  
MJ

-----Original Message-----

From: McPherson, M J <MJ.McPherson@hsn.net>  
Sent: Tuesday, January 28, 2020 11:18 AM  
To: McPherson, M J <MJ.McPherson@hsn.net>  
Subject: AVT extension 2nd story Roof and soffit replacement needed





## Kelly K. Perkins

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**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:25 AM  
**To:** Kelly K. Perkins  
**Cc:** MJ Mc Pherson - Ford; McPherson, M J  
**Subject:** FW: AVT extension floor repairs and refinishing  
**Attachments:** IMG\_1568.JPG; ATT00001.txt; IMG\_1569.JPG; ATT00002.txt; IMG\_1567.JPG; ATT00003.txt; IMG\_1570.JPG; ATT00004.txt; IMG\_1571.JPG; ATT00005.txt; IMG\_1572.JPG; ATT00006.txt; IMG\_1573.JPG; ATT00007.txt; IMG\_1576.JPG; ATT00008.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly

I remembered the photos this morning.

I am going to group them based upon what needs to be done and send them to you if that is ok.

The first group of photos, is to address the wood floors in the bedrooms and the flooring in areas where the windows had rotted through.

1. We have repaired, and repainted all windows throughout the house.
2. We now need to have the holes repaired where the water seeped through and or from the radiators, where they dripped and damaged the floors.
3. And then have them sanded and refinished.

Thanks

MJ

-----Original Message-----

**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:17 AM  
**To:** McPherson, M J <MJ.McPherson@hsn.net>  
**Subject:** AVT extension floor repairs and refinishing



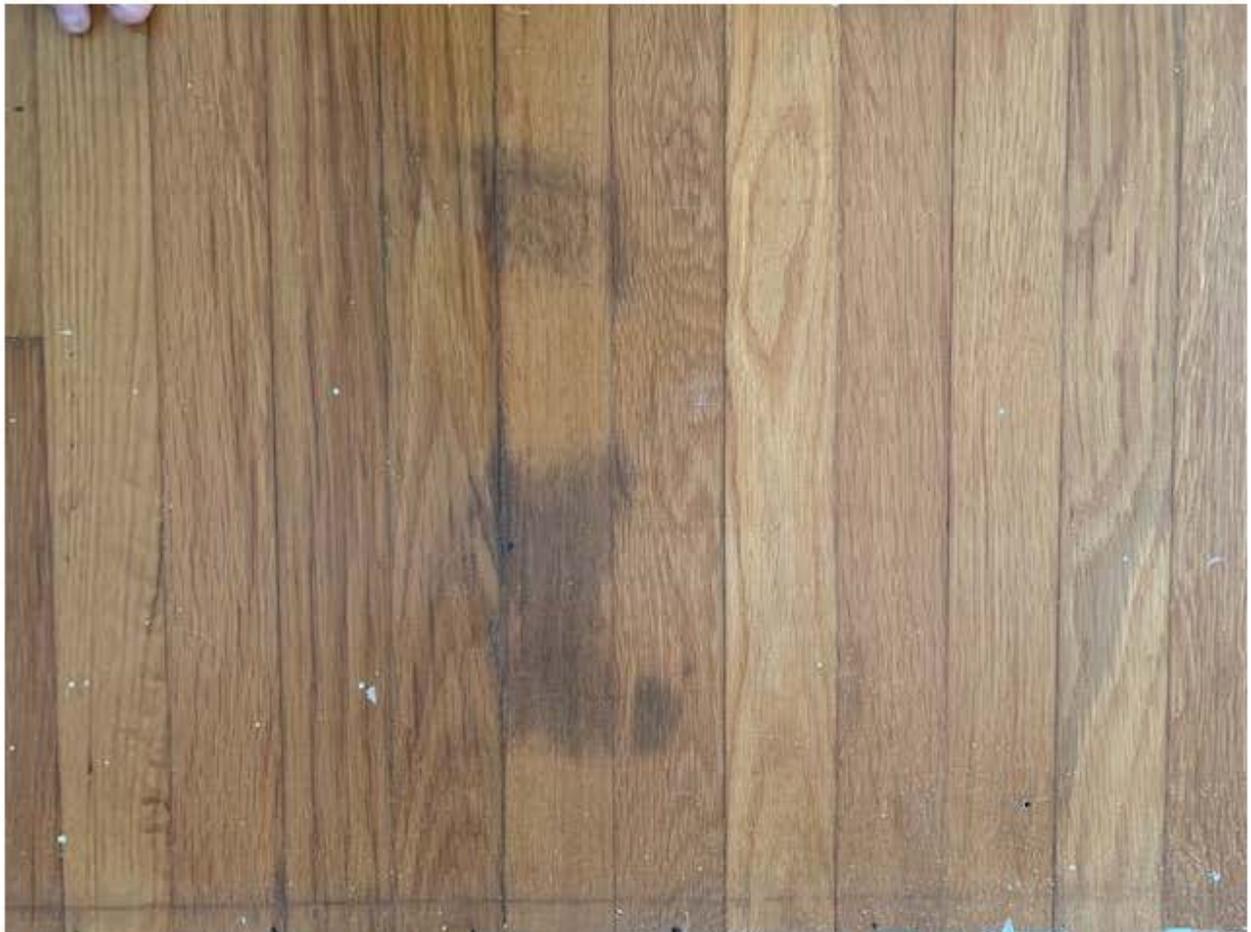














## Kelly K. Perkins

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**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:43 AM  
**To:** Kelly K. Perkins  
**Cc:** MJ Mc Pherson - Ford; McPherson, M J  
**Subject:** FW: AVT extension Library Leak--west side flat roof  
**Attachments:** IMG\_1575.JPG; ATT00001.txt; IMG\_1577.JPG; ATT00002.txt; IMG\_1578.JPG; ATT00003.txt; IMG\_1581.JPG; ATT00004.txt; IMG\_1582.JPG; ATT00005.txt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly

Here is a photo of the west side flat roof over the library.

The leak has been identified and corrected. Need to repair the water damage on the curved plaster as well as the ceiling in the library.

Best  
MJ

-----Original Message-----

**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:39 AM  
**To:** McPherson, M J <MJ.McPherson@hsn.net>  
**Subject:** AVT extension Library Leak











## Kelly K. Perkins

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**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:49 AM  
**To:** Kelly K. Perkins  
**Cc:** McPherson, M J; MJ Mc Pherson - Ford  
**Subject:** FW: Water leak basement  
**Attachments:** IMG\_1589.JPG; ATT00001.txt; IMG\_1590.JPG; ATT00002.txt; IMG\_1591.JPG; ATT00003.txt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly

Here is the next water issue corrected

There was a water leak that caused a trickle that had numerous roofers out to try and find the cause(s). We believe we have finally stopped the moisture, and I believe it was probably all the issues that accumulated over time to create this leak. We now will remove the ceiling, redo the drywall and complete the basement.

Thanks  
MJ

-----Original Message-----

From: McPherson, M J <MJ.McPherson@hsn.net>  
Sent: Tuesday, January 28, 2020 11:44 AM  
To: McPherson, M J <MJ.McPherson@hsn.net>  
Subject: Water leak basement





## Kelly K. Perkins

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**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:40 AM  
**To:** Kelly K. Perkins  
**Subject:** FW: Warped door  
**Attachments:** IMG\_1592.JPG; ATT00001.txt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly

Photo of the warp side French door.

We had someone come out and advised to put gutters or awnings to flow the water away from the house due to the large amount of water that pours off the big flat roof surface.

Thanks

MJ

-----Original Message-----

**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:37 AM  
**To:** McPherson, M J <MJ.McPherson@hsn.net>  
**Subject:** Warped door



## Kelly K. Perkins

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**From:** McPherson, M J <MJ.McPherson@hsn.net>  
**Sent:** Tuesday, January 28, 2020 11:52 AM  
**To:** Kelly K. Perkins  
**Cc:** McPherson, M J; MJ Mc Pherson - Ford  
**Subject:** AVT extension-- attic and AC

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly

Last but not least is the attic. We need to redo the insulation for Heat and AC efficiency. This will probably be the first thing we do now that the door and rot has been addressed.

Thanks for your help  
Best  
MJ

**MJ McPherson**

**Sr. RTV Manager, Reverse Logistics**

727-872-5061 • HSN, 1 HSN Drive, St. Petersburg, FL 33729



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# Appendix B:

Ad-Valorem Tax Exemption Part 1 Application



City of St. Petersburg  
Historic Preservation Division  
www.stpete.org

# Property Tax Exemption Preconstruction Application Part I

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

### A. General Information (to be completed by all applicants)

#### 1. Property Identification and Location

Property Identification Number (from tax records) 01-31-16-00558-003-0080 (Attach legal description)  
Address of property: Street 956 39th Avenue North  
City Saint Petersburg County Pinellas Zip Code 33705

#### 2. Qualifying Property Information:

The property is:  
 individually listed on National Register  a locally designated historic landmark  
 in a National Register district  in a locally designated district

#### 3. Type of request:

Exemption under 196.1997, F.S. (standard exemption)  
 Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) See section C on page 2.

#### 4. Owner Information:

Name of individual or organization owning the property Michael R Ford and MI McPherson  
Mailing Address 956 39th Avenue North  
City Saint Petersburg State FLORIDA Zip Code 33703  
Daytime Telephone Number 727-510-3140 - 727-872-5061  
If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

**5. Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by appropriate representatives of the City of St. Petersburg or Pinellas County for the purpose of verifying the information provided in the application. I also understand that, if the requested exemption is granted, I will be required to enter into a covenant with the City of St. Petersburg and Pinellas County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Michael R Ford  
MARY JANE MCPHERSON Name  
[Signature] Signature  
[Signature] Date 3/15/17

Complete the following if signing for an organization of multiple owners:

\_\_\_\_\_  
Title Organization Name

Property Tax Exemption Application

<p>Feature 2:          Approximate date of feature:          Description and condition of feature: <i>good</i>  <i>redo flat roofs (3)</i></p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <p><i>reseal all flat roofs          no change to current          roof or structure</i></p>
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<p>Feature 3:          Approximate date of feature: <i>1929 original</i>          Description and condition of feature: <i>fair (needs support)</i>  <i>refinish historic</i>  <i>wood floors</i>  <i>main floor: living room,</i>  <i>dining room, library,</i>  <i>upstairs bedrooms (3)</i>  <i>hallway + stairs</i></p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <ul style="list-style-type: none"> <li><i>• repair + maintain areas where original radiators were located</i></li> <li><i>• sand + refinish hard woods throughout</i></li> </ul>
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<p>Feature 4:          Approximate date of feature: <i>1929 original</i>          Description and condition of feature: <i>(fair)</i>  <i>replaster butler's</i>  <i>pantry</i></p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <p><i>rounded sections where wall meet ceilings needs replastering due to poor patch work.</i></p>
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Preconstruction Application Review
(For Local Historic Preservation Office use only)

Property Identification Number 01-31-16-00558-003-0080

Property Address 956 39th Ave N (Broadfield Hse - Active Landmark App)

The Local Historic Preservation Office has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
□ Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1998, (11) F.S.
□ Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
□ Certified that the above referenced property does not qualify for the special exemption provided under s.196.198, F.S.
■ Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation
□ Determines that improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments. Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.

Review Comments:

Proposed improvements maintain historic appearance of home. Cost of new kitchen appliances & cabinets not to be included in exemption.

Additional review comments attached? □ Yes ■ No

Signature [Handwritten Signature]

Typed or printed name Laura Duckert

Title Historic Preservationist, City of St Pete

Date June 1, 2017.

Feature	Approximate date of feature	Description and condition of feature	Photo number	Describe work and impact on existing feature	Estimated Cost
Flat roofs, sunroom, garage, and 1966 addition.	The flat roofs are about 15 -17 years old and have had repairs. they have had seams resealed and some edges resealed.	Need details on current issues - is it leaking? Damaged? What are the current materials? The current material is rolled asphalt. We are proposing a seamless TPO material for 4 including the car port.	1 through 9	Reseal all flat roofs; no change to current roof or structure	\$10,000
Wood floors: Living room, dining room, library (main floor); 3 bedrooms, hallway, stairs (upper floor)	1931	original floors currently showing signs of wear, patches from damage and removal of radiators, and water damage	10 through 13	Repair and restore areas where original radiators were located; sand and refinish hardwood throughout	\$8,000
Plaster, butler's pantry Storage room, drywall	Estimated year of patchwork-- I would estimate 2000 on the patch when they were redoing roofs. I expect there was a leak that lead to the patchwork. I don't know if this is the original roof from when the addtion was added in 1966. Unknown	poor patch work at junction of walls and ceilings - Other issues? This project might not result in an increase in property value, and, therefore, not be of benefit through the AVT program... Water damage from roof leak	14 15-18	Re-plaster entire Patch and repair drywall	\$1,500 \$2,750
Kitchen, move the sink and the stove and related plumbing and the electrical.	1978	very poor condition , sink is old and plumbing and lighting needs to replaced. The flooring is 3 different floors, installed on top of each other. Cabinets are warped	19-26	need to move the <b>TOTAL ESTIMATED COST:</b>	\$25,000 <b>\$47,250</b>



①



②



3



4



5



6



③



④



9



10



(11)



(12)



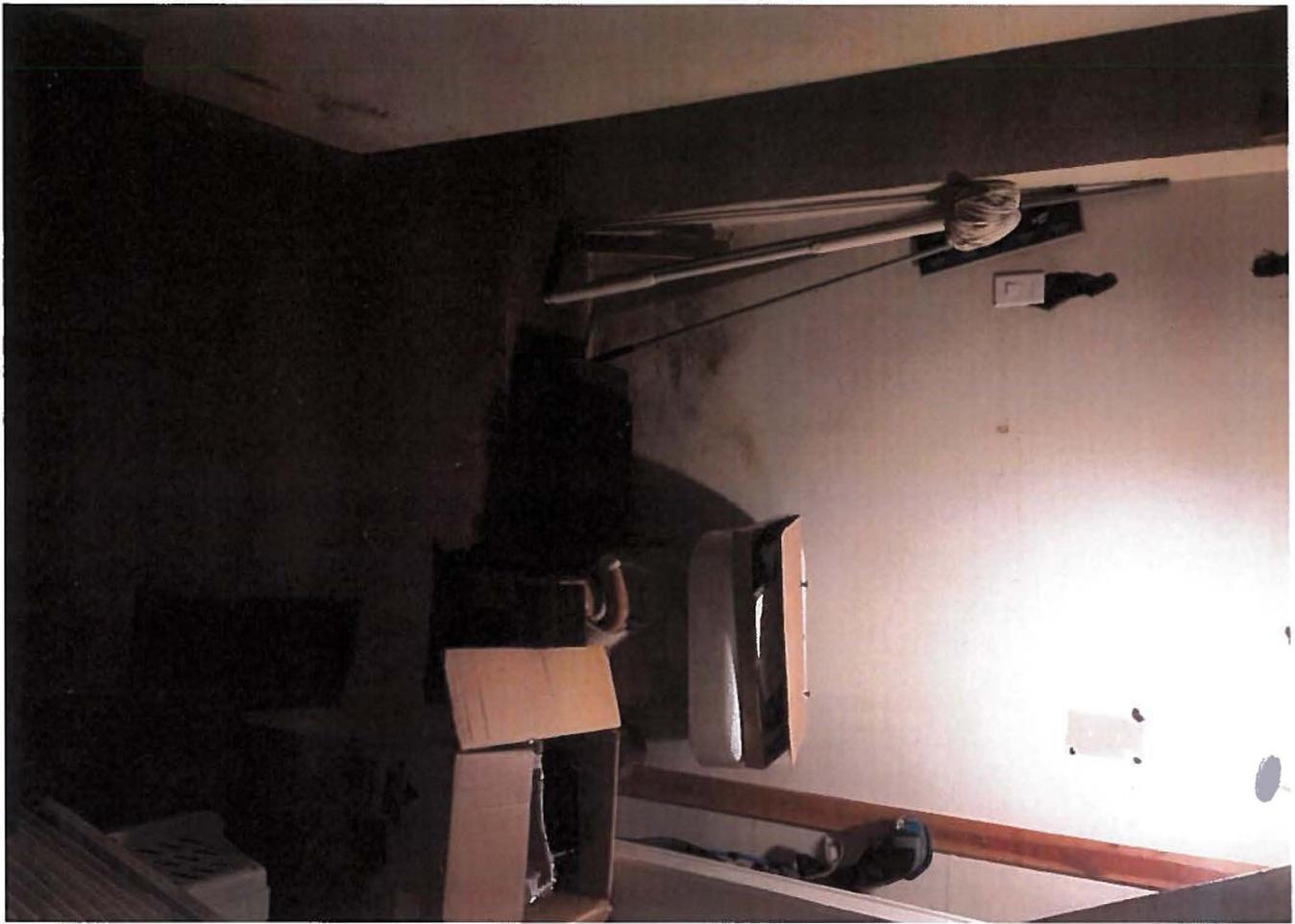
13



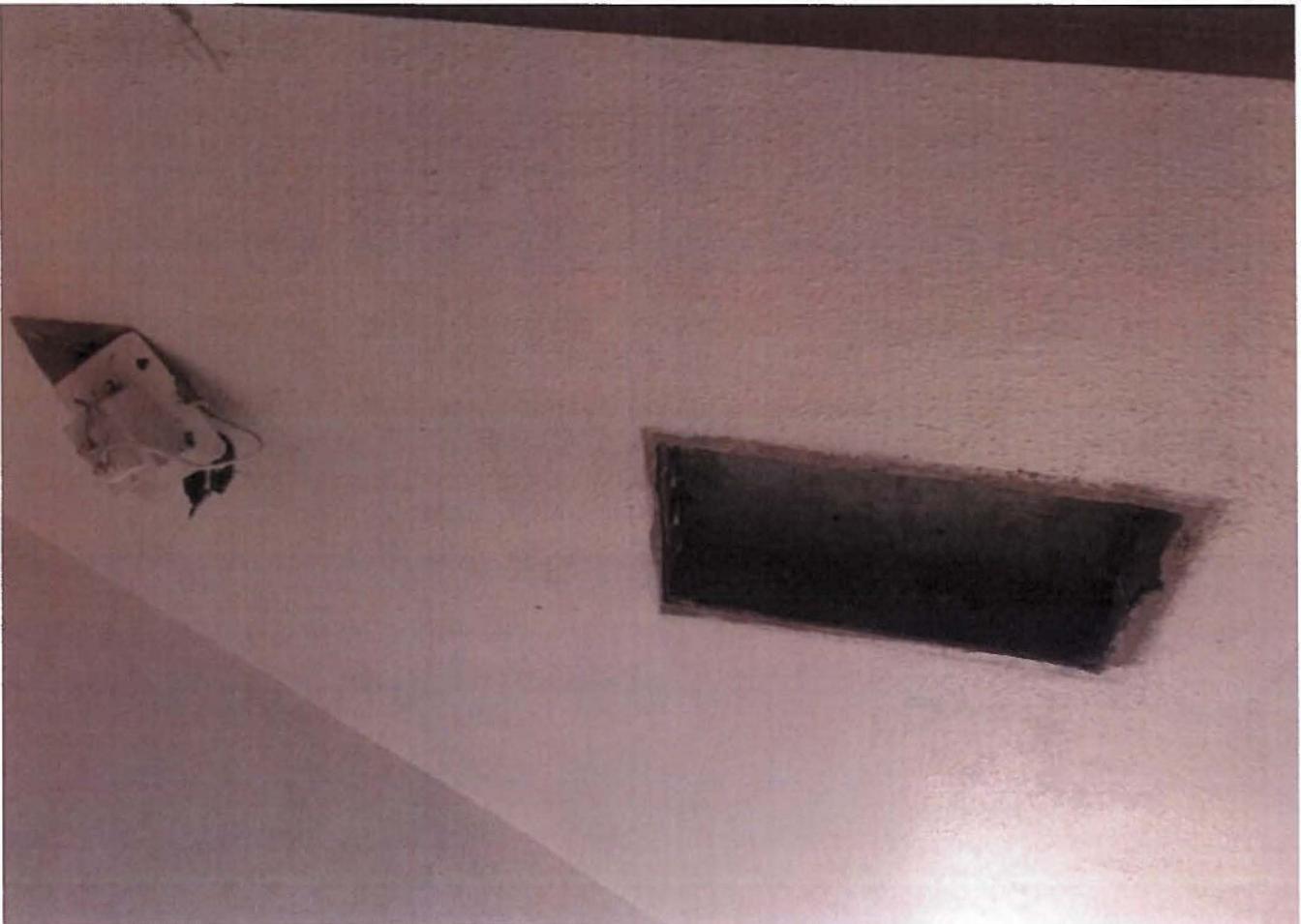
14



15



16



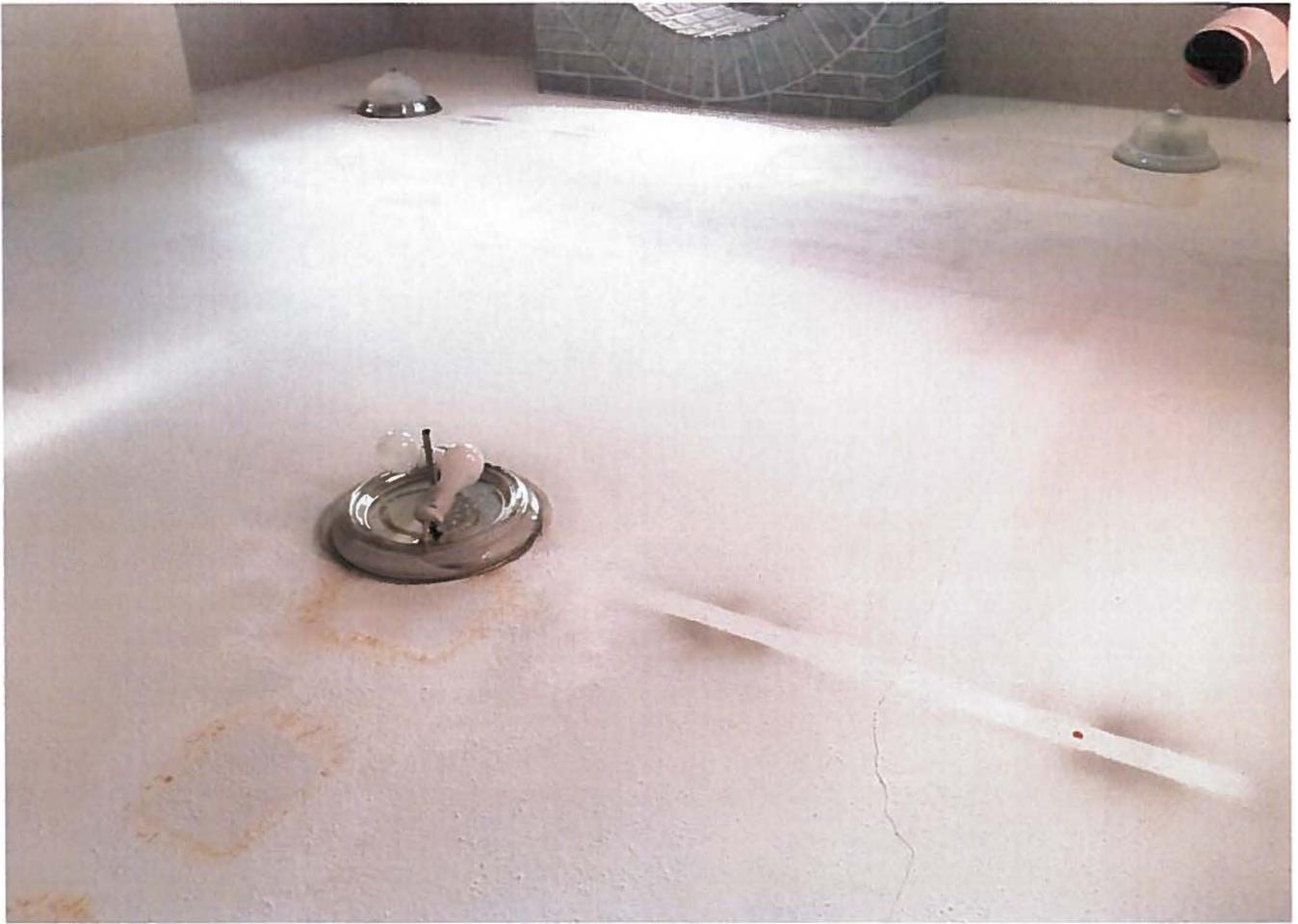
17



18



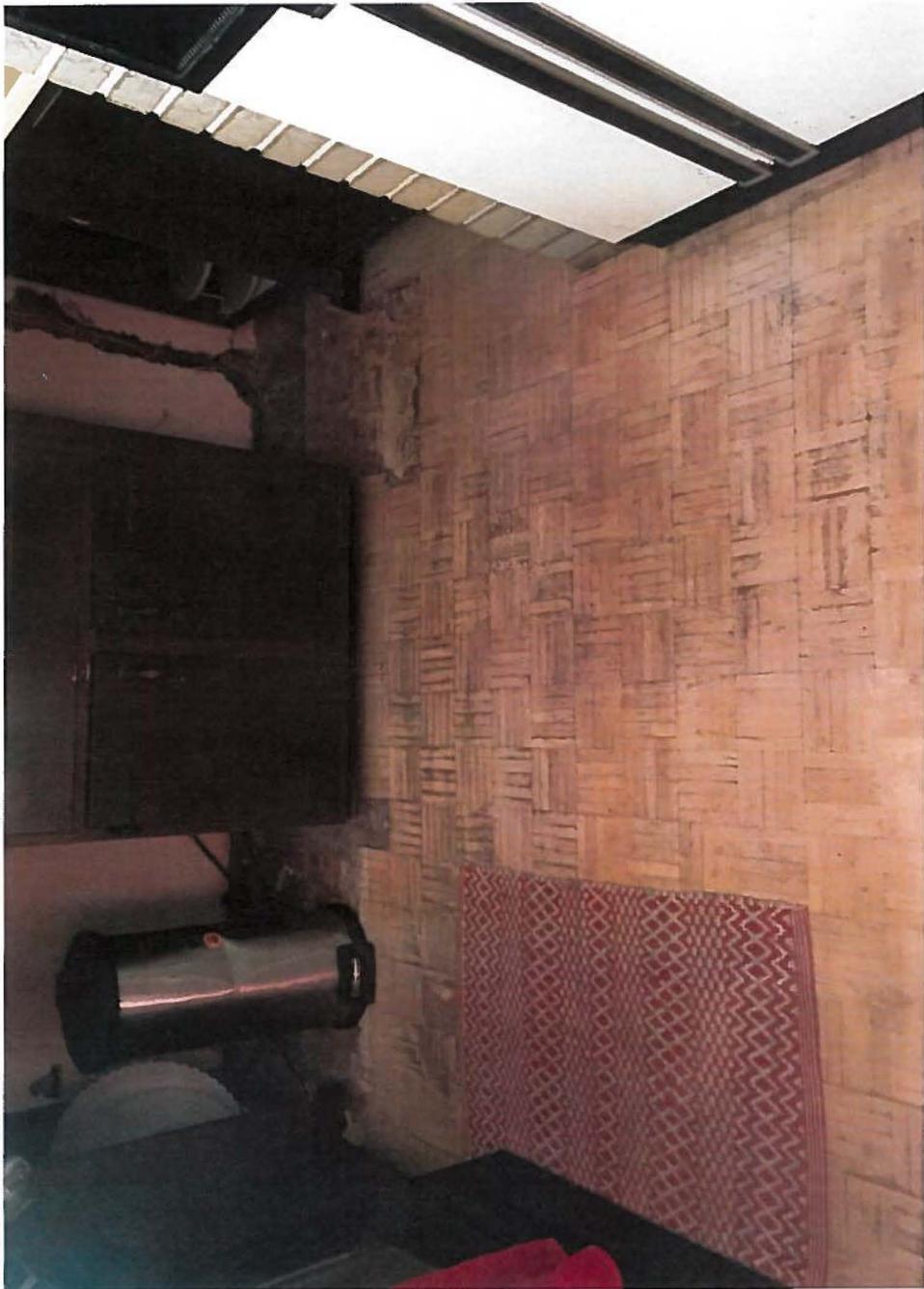
19



20



22



21



23



24





26



25

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

WM

## 01-31-16-00558-003-0080

### Compact Property Record Card

[Portability Calculator](#)

Updated June 1, 2017

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
MC PHERSON, MARY JANE FORD, MICHAEL RAY 956 39TH AVE N ST PETERSBURG FL 33703-4520	956 39TH AVE N ST PETERSBURG



**Property Use:** 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**

ALLENDALE TERRACE BLK C LOT 8 & W'LY 1/2 LOT 9 & LOT 7 LESS W'LY 15FT

<a href="#">Mortgage Letter</a>	<a href="#">File for Homestead Exemption</a>	2017 Parcel Use	
		<b>Exemption</b>	<b>2017</b>
		Homestead:	No
		Government:	No
		Institutional:	No
		Historic:	No
		Homestead Use Percentage: 0.00%	
		Non-Homestead Use Percentage: 100.00%	
		Classified Agricultural: No	

#### Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
19265/1798	<b>\$705,200</b> <a href="#">Sales Query</a>	121030242005	NON EVAC	<a href="#">18/1</a>

#### 2016 Final Value Information

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	<b>\$569,971</b>	<b>\$327,175</b>	<b>\$277,175</b>	<b>\$302,175</b>	<b>\$277,175</b>

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$569,971	\$327,175	\$277,175	\$302,175	\$277,175
2015	Yes	\$518,612	\$324,901	\$274,901	\$299,901	\$274,901
2014	Yes	\$406,922	\$322,322	\$272,322	\$297,322	\$272,322
2013	Yes	\$341,047	\$317,559	\$267,559	\$292,559	\$267,559
2012	Yes	\$312,251	\$312,251	\$262,251	\$287,251	\$262,251
2011	Yes	\$333,174	\$333,026	\$283,026	\$308,026	\$283,026
2010	Yes	\$406,293	\$328,104	\$278,104	\$303,104	\$278,104
2009	Yes	\$449,902	\$319,478	\$269,478	\$294,478	\$269,478
2008	Yes	\$544,100	\$319,159	\$269,159	\$294,159	\$269,159
2007	Yes	\$691,500	\$309,863	\$284,863	N/A	\$284,863
2006	Yes	\$660,300	\$302,305	\$277,305	N/A	\$277,305
2005	Yes	\$518,600	\$293,500	\$268,500	N/A	\$268,500
2004	Yes	\$494,600	\$285,000	\$260,000	N/A	\$260,000
2003	Yes	\$430,000	\$279,700	\$254,700	N/A	\$254,700
2002	Yes	\$364,200	\$273,200	\$248,200	N/A	\$248,200
2001	Yes	\$327,000	\$268,900	\$243,900	N/A	\$243,900
2000	Yes	\$304,900	\$261,100	\$236,100	N/A	\$236,100
1999	Yes	\$264,300	\$254,300	\$229,300	N/A	\$229,300

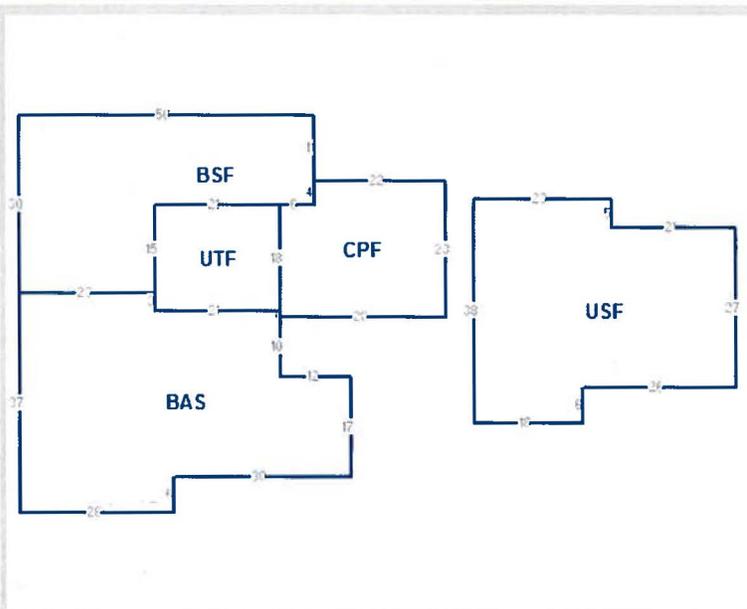
1998	Yes	\$269,100	\$250,300	\$225,300	N/A	\$225,300
1997	Yes	\$246,200	\$246,200	\$221,200	N/A	\$221,200
1996	Yes	\$258,000	\$239,500	\$214,500	N/A	\$214,500

2016 Tax Information		Ranked Sales <small>(With Cap-Excluded Sales)</small> <a href="#">See all transactions</a>				
<a href="#">Click Here for 2016 Tax Bill</a>	Tax District: <b>SP</b>	Sale Date	Book/Page	Price	Q/U	V/U
2016 Final Millage Rate	22.3213	27 May 2016	19208 / 2243	\$502,000	U	I
2016 Est Taxes w/o Cap or Exemptions	\$12,722.49		05316 / 2128	\$177,000	Q	
<b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>			04305 / 0641	\$86,000	U	

2016 Land Information						
Seawall: No		Frontage: None		View:		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	127x130	3350.00	127.0000	0.8000	\$340,360	FF

**[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)**  
**Site Address: 956 39TH AVE N**

- Quality: Excellent
- Square Footage: 5165.00
- Foundation: Continuous Footing
- Floor System: Wood
- Exterior Wall: Masonry Stone
- Roof Frame: Gable Or Hip
- Roof Cover: Shingle Composition
- Stories: 2
- Living units: 1
- Floor Finish: Hard Tile/Wood /Marble
- Interior Finish: Custom
- Fixtures: 9
- Year Built: 1930
- Effective Age: 34
- Heating: Central Duct
- Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information				
Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility</a>	0	378	0.35	132
<a href="#">Upper Story</a>	1,411	1,411	0.90	1,270
<a href="#">Carport</a>	0	620	0.25	155
<a href="#">Base Semi-finished</a>	1,095	1,095	0.80	876
<a href="#">Base</a>	1,661	1,661	1.00	1,661
<b>Total Living SF: 4,167</b>		<b>Total Gross SF: 5,165</b>		<b>Total Effective SF: 4,094</b>

[click here to hide] 2017 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$16.00	1,200.00	\$19,200.00	\$7,680.00	1960
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1930
POOL	\$28,000.00	1.00	\$28,000.00	\$11,760.00	1960

**[click here to hide] Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">16-06001055</a>	SPECIAL USE	17 Jun 2016	\$9,000
<a href="#">16-06001055</a>	SPECIAL USE	17 Jun 2016	\$9,000
<a href="#">04-11000244</a>	ROOF	15 Dec 2004	\$2,200
<a href="#">02-09001215</a>	ROOF	17 Oct 2002	\$2,240



[Interactive Map of this parcel](#)  
 [Map Legend](#)  
 [Sales Query](#)  
 [Back to Query Results](#)  
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 [Contact Us](#)

# Appendix C:

## Maps of Subject Property

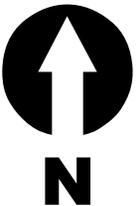


**Community Planning and Preservation Commission**

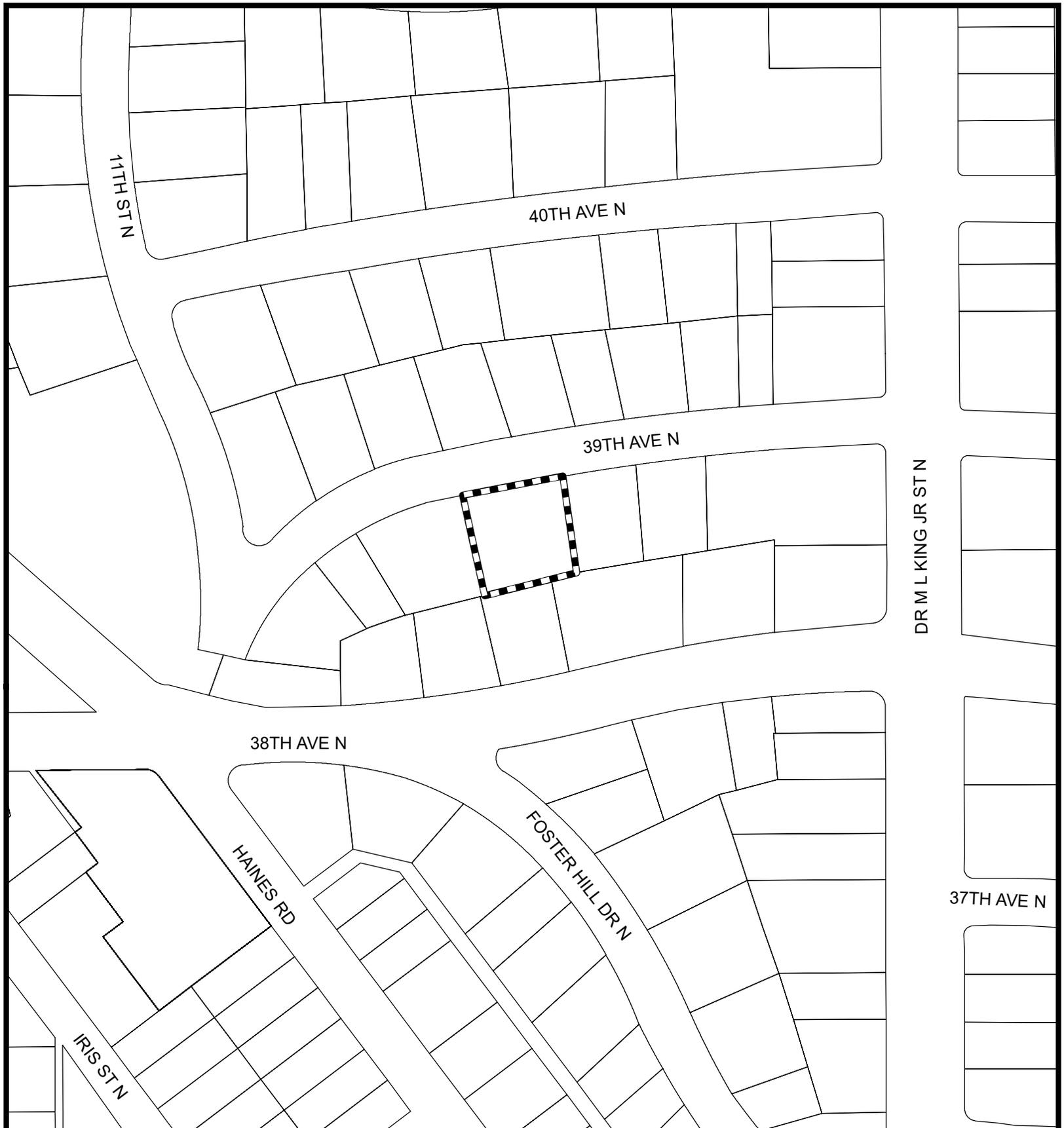
**956 39th Ave N**

**AREA TO BE APPROVED,  
SHOWN IN** 

**CASE NUMBER  
18-90400001**



**SCALE:  
1" = 183'**



**Community Planning and Preservation Commission**

**956 39th Ave N**

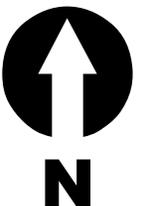
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**18-90400001**



**SCALE:**  
1" = 183'